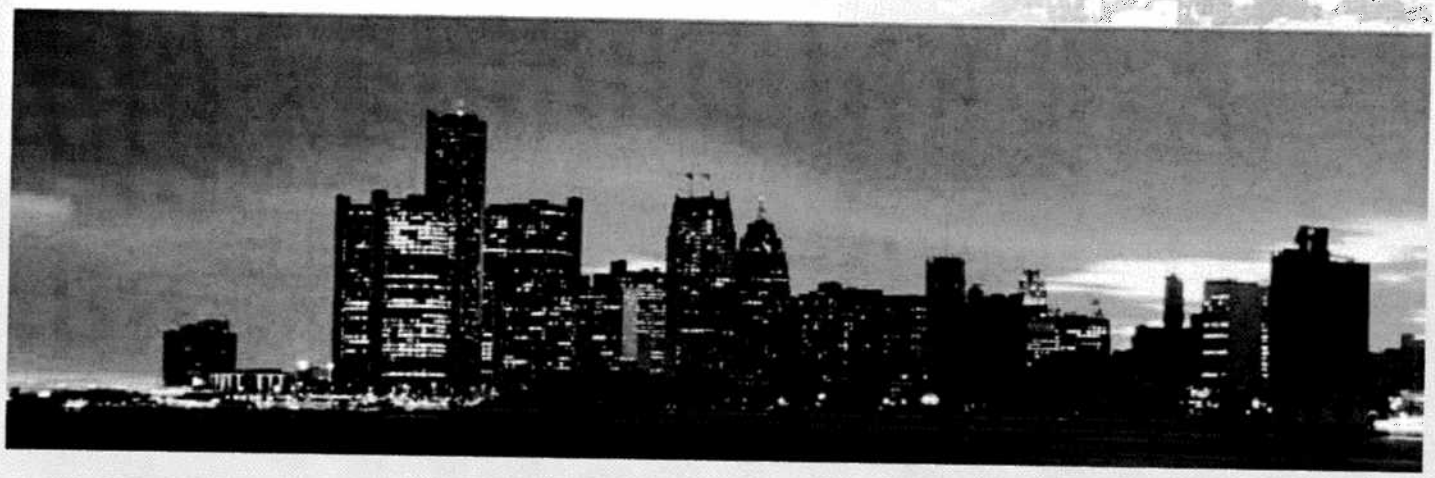
MiHELP

MICHIGAN HIGHER EDUCATION LAND POLICY CONSORTIUM



State of Michigan Cities

An Index of Urban Prosperity

February 1, 2007

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Acknowledgements

Creating a comprehensive report on the State of Michigan's Cities is a complex task requiring hours of research, data tabulation, fact checking, revision and, most importantly, rigorous analysis that is both true to the data and stakeholder needs. None of these would have been possible without the generous support of the W.K. Kellogg Foundation of Battle Creek, Michigan. Their financial commitment to the vision to create the Michigan Higher Education Land Policy Consortium (MIHELP) has made it possible to form the first public-private, multi-university, multi-disciplinary consortium focusing on metropolitan affairs and land use in the State of Michigan. The leadership and support of Rick Foster, Gail Imig and others at the W.K. Kellogg Foundation is greatly appreciated.

We are indebted to Public Sector Consultants of Lansing, Michigan, for their previous two reports on Michigan Cities. These reports laid the foundation for this new report. We are also indebted to our graphic designer, Stephen J. Stofflet, for his unfailing competence, patience, and endurance.

We also wish to thank Angela Lazarean and Katy Trudeau, both Graduate Assistants at Wayne State University, for their invaluable assistance with data collection; and the staff of the Land Policy Institute, notably, Mark Wyckoff for his assistance in editing this document and Catharine Hansford for her logistical and public relations support. Jason Mirjah's contributions to database management and web activities are greatly appreciated.

Finally, the MIHELP consortium would like to thank its member universities and their administrations: Michigan State University, Wayne State University, and Grand Valley State University for their institutional support, and Jason M. Mayland for his coordination activities. Our vision was to create a joint multi-institutional, higher education consortium that permanently fosters urban and metropolitan research and outreach in the State of Michigan that is unparalleled in the nation. We will continue to strive to achieve this vision.

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About MIHELP

The Michigan Higher Education Land Policy Consortium (MIHELP) was created in 2005 by Dr. Soji Adelaja, the John A. Hannah Distinguished Professor in Land Policy and Director of the Land Policy Institute, Michigan State University, and William Rustem, President, Public Sector Consultants, with the generous support of the W.K. Kellogg Foundation.

MIHELP is a public-private, multi-university, inter-disciplinary partnership designed to address the fundamental research and outreach void in urban and metropolitan issues in the State of Michigan. The creation of MIHELP is one of the key goals of the Land Policy Institute at MSU.

Headquartered at MSU's Land Policy Institute, MIHELP has the unique ability to marshal the resources of its component institutions, Michigan State University, Wayne State University, and Grand Valley State University, in concert with Public Sector Consultants, to execute an ambitious research and outreach agenda utilizing the talents and resources of over 200 academics. The MIHELP leadership team includes Soji Adelaja (Director), William Rustem, Gary Sands (Wayne State University), Rich Jelier (Grand Valley State University), Rex LaMore (Michigan State University) and Jason M. Mayland (Project Coordinator, Michigan State University) Already numerous studies related to metropolitan issues are underway, or have been completed, by member institutions in the MIHELP Consortium.

As a statewide initiative, MIHELP takes full advantage of the key metropolitan regions that its component institutions represent–Lansing, Detroit, and Grand Rapids—by soliciting local stakeholders and policymakers to understand the issues facing urban and metropolitan areas today.

By fostering institutional collaboration among universities in concert with the private sector; defining an urban and metropolitan research agenda; disseminating research findings; promoting scholarship; facilitating seminars, symposiums, and research activities; and educating policymakers and stakeholders; MIHELP is contributing to make Michigan's urban and metropolitan areas vibrant and successful communities.

For more information about MIHELP and its current and future activities, please visit our website, http://www.mihelp.org.

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Introduction

Between August 10, 2005, and September 26, 2005, the Institute of Public Policy and Social Research (IPPSR) at Michigan State University (MSU) conducted its 39th State of the State Survey. The survey is conducted quarterly, and each quarter has a different focus.

The Land Policy Institute (LPI) at MSU funded IPPSR to include specific questions in this particular survey about cities and, to many, the answers were surprising. Fifty-five percent of Michigan residents felt that cities were *very important* to the well-being of the State while ninety-two percent felt that citites were *important* or *very important*. Similarly, fifty-seven percent felt that the State was investing *too little* or *far too little* on revitalizing Michigan's cities. Further, eighty-eight percent thought that the State had either *some* or *a lot* of responsibility to invest in Michigan's cities.

These survey results represent both a paradox, and a challenge to policymakers. A majority of citizens seem to agree that there is a connection between the well-being of the State of Michigan and its cities, and that vibrant cities are key to revitalizing the State's weak economy. Yet Michigan's cities are clearly in crisis. The *2005 Best Performing Cities: 200 Largest Metros* report published by the Milken Institute ranked all but one of the Michigan cities in our list in the bottom ten, with the exception of Michigan's best performing city, Ann Arbor, which ranked 156th nationwide. More bothersome is the fact that all listed Michigan metro areas had dropped in ranking between 2004 and 2005.

The goal of this report is to provide both citizens and policymakers with the information they need to better understand the challenges facing Michigan cities and their changing nature, specifically by presenting the most relevant data about cities– demographics, economics, property values, crime, public education, government finance, health, and environmental conditions– with concise, straightforward analysis in one report. By understanding more about Michigan's cities, citizens and policymakers will be better able to discuss ways to improve them and thereby better-position Michigan.

The 2002 version of this report, titled *The Status of Michigan Cities* was prepared by Public Sector Consultants for the Michigan Economic and Environmental Roundtable on behalf of the Michigan House of Representatives Bipartisan Urban Caucus. The report and associated data is available online at www.publicsectorconsultants.com/publications.html.

There have been several changes to the report since the last edition. First, it is renamed the ***State of Michigan Cities.*** Second, the index of Urban Well-Being has been replaced with a new *Index of Urban Prosperity*, which compares cities to the State, and is complemented by a new inter-municipal ranking system. In addition, three new indicators have been added:

- *The Percentage of the Population Aged 25 to 34 by City and County, 2000 and 2005*
- *The Percentage of the Hispanic/Latino Population by City and County, 2000 and 2005*
- *Per Capita Income by City and County, 1999 and 2005*

The contributors have endeavored to present timely and accurate data in an accessible and visually appealing format. To further facilitate its use, this report is also available online in Adobe PDF format at www.mihelp.org, where the user can either download a specific fact sheet or the entire report. Also available at www.mihelp.org are the data sets used in the production of this report.

Index of Urban Prosperity

To get a better understanding of the status and conditions of Michigan's cities, both individually and collectively, selected indicators were combined to create a single measure of urban prosperity. Nine indicators were selected and compared with their corresponding Michigan averages as benchmarks (see details about Methodology at the end of this section). The components of the *Prosperity Index* include measures of population, education, employment, economy, and crime. Separate indices were developed for 2000 and 2005. As shown below in Exhibit 1, each index for the State of Michigan is set at 1, so that the urban scores for each index are benchmarked against the State.

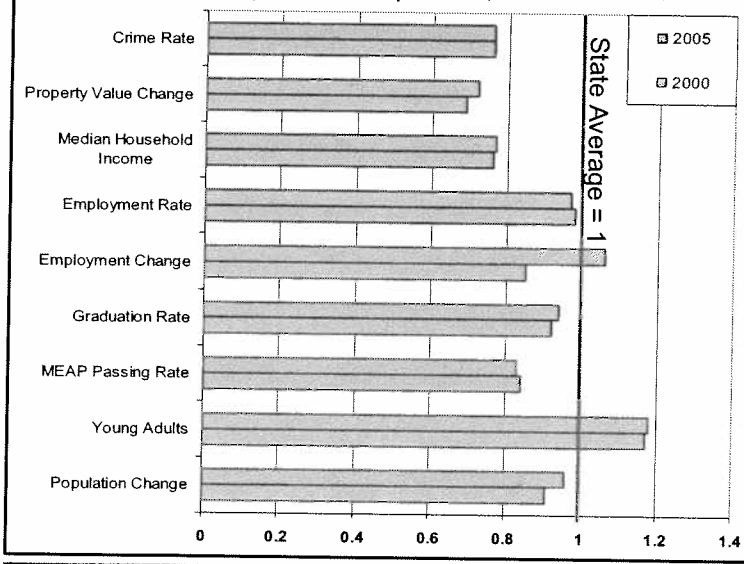
For virtually every indicator, this representative group of 13 Michigan cities under performed, relative to the State as a whole, during the first half of the current decade. The only areas where cities out-performed the state are the areas of *young adults* (2000-2005) and *employment change* (2000-2005). However, while Michigan cities are under performing relative to the state in most of these indicators, their performance, *vis-à-vis* 2000, had improved by 2005, relative to themselves. The areas of improvement since 2000 are *changes in property values, median household income, employment change, graduation rate, young adults,* and *population change*. Despite this improvement, cities are still under performing. As shown in Exhibit 2, only three cities have done as well as the State during this period: Ann Arbor, Traverse City, and Wyoming. Generally, however, even these cities have done well only in selected indicators. *Population change, median household income,* and *property values* are below the State average for all cities, even the relatively prosperous ones.

Components of the Urban Prosperity Index

As shown in Exhibit 1, Michigan's cities clearly lagged behind the State in terms of *population growth*, both during the 1990s and in the first half of the current decade. Wyoming was the only city where population growth outpaced the State's limited increase during the 1990s. Detroit and Saginaw had the slowest growth during this period. While they generally improved during the current decade, only Pontiac matched the State.

In 2000, Ann Arbor and Warren had experienced growth in *median household income* as rapid as that of the State in the previous decade; during the 2000-05 period, none of the cities matched the State income growth rate. Only Detroit increased its income growth rate relative to the average during the first half of the decade; nevertheless, it continued to fall further behind. The total value of *real and personal property* in the cities generally increased at a slower rate both during the 1990s and in the post-2000 period. Traverse City and Wyoming saw above average increases in the 1990s; Muskegon and Ann Arbor were above average in the later period.

Exhibit 1: Prosperity Index Components, 2000 and 2005



Three cities–Ann Arbor, Traverse City and Wyoming–had more favorable *employment rates* (that is, lower unemployment rates) than Michigan did in both time periods. Most of the other cities declined relative to the State between 2000 and 2005. Detroit and Pontiac experienced the largest declines relative to the State, putting them at the bottom of the league table in 2005.

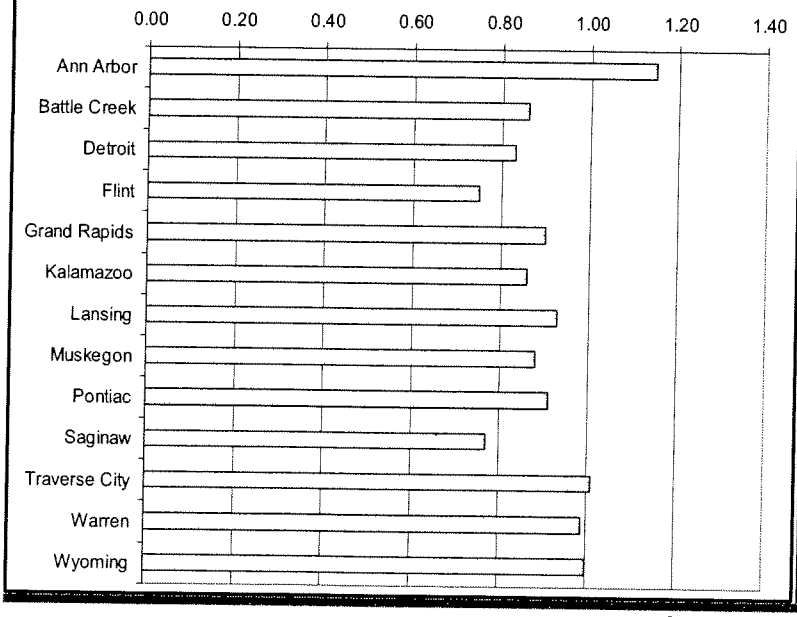
There are a few bright spots, however. The cities have a higher than average proportion of their population in the *25 to 34 year old age cohort.* Moreover, they have been more successful in retaining this important demographic group than the State as a whole. For most of this group of cities, the proportion of young adults relative to the State total increased during the first five years of the 21st Century.

In the latter period, most of the cities saw the number of *employed residents* grow at above average rates. Only Detroit and Pontiac were below average. This is in sharp contrast to the 1990s, when only Traverse City added resident jobs at an above average rate. Every city for which data are available improved their performance relative to the State average after 2000. Because the State lost substantial numbers of jobs during this period, the positive performance of individual cities indicates only that they are losing jobs at a slower rate than the State average.

The two education indicators moved in different directions during this period. Eight of the cities recorded marked improvements in *graduation rates* over the five years. Only four cities, however recorded graduation rates above the state average in 2005. While graduation rates improved markedly during this period, increasing relative to the State average in eight cities, the majority of the cities remained below the State average in 2005. Only Traverse City, Pontiac, and Lansing recorded improvements in both of the education variables.

Not surprisingly, the cities generally experienced higher *crime rates* than did the State. Only Warren and Ann Arbor had lower crime rates in both periods. Between 2000 and 2005, Ann Arbor recorded a lowering of its crime rate, while Warren experienced a sharp increase, but remained above the State average. All of the other cities had above average crime rates. Lansing experienced the largest relative increase in crime rate, but Muskegon recorded the highest rate in 2005.

Exhibit 2: Index of Urban Prosperity



City	2005 Prosperity Index & Rank	2000 Rank
Ann Arbor	1.15 (1)	1
Traverse City	1.01 (2)	4
Wyoming	1.00 (3)	3
Warren	0.99 (4)	2
Lansing	0.93 (5)	6
Pontiac	0.91 (6)	9
Grand Rapids	0.90 (7)	5
Muskegon	0.88 (8)	11
Battle Creek	0.86 (9)	7
Kalamazoo	0.86 (10)	8
Detroit	0.83 (11)	10
Saginaw	0.77 (12)	12
Flint	0.75 (13)	13

Performance of Individual Cities Relative to the State

The indices of urban prosperity for each city are reported in Exhibit 2 for the Year 2005. Again, the benchmark is the State of Michigan, with a value of 1. Also, in Exhibit 2, are the rankings of Michigan cities in the Year 2000.

Ann Arbor had the highest *Prosperity Index* score in both 2000 and 2005. This city ranked first for five of the nine measures in 2005 and was above average on two others. Ann Arbor was below average (but only marginally) on population change and income. *Traverse City* improved its already high *Prosperity Index* ranking between 2000 and 2005, moving from fourth place in 2000 to place second in ranking overall in 2005. The city experienced the highest rankings for resident employment change and property value growth in the 1990s. Traverse City ranked near the top in MEAP passing rate and employment rate in 2005.

The other two cities with *Prosperity Index* scores close to the State average were both suburbs, *Warren* and *Wyoming*. While the overall *Prosperity Index* for Wyoming showed little change between 2000 and 2005, the individual components changed substantially. For example, graduation rates and resident employment change improved markedly, while MEAP passing rates and property value growth declined relative to the State average. Wyoming ranked third in both 2000 and 2005. Although Warren was well below the State average in its increase in property values, the city was close to average on most other measures and had a crime rate well below average. Warren moved from second place in 2000 to fourth place by 2005.

Lansing, *Pontiac*, and *Muskegon* each moved up in the overall *Prosperity Index* rankings between 2000 and 2005. Despite relatively large improvements, these cities remained in the middle of the rankings. Muskegon recorded the highest employment change index, helping to offset a high crime rate and slow growth in property values. Lansing moved from sixth place in 2000 to fifth place in 2005. Pontiac moved from ninth place in 2000 to sixth place in 2005, while Muskegon moved from eleventh place in 2000 to eighth place in 2005.

Grand Rapids, *Kalamazoo* and *Battle Creek* each fell two places in the *Prosperity Index* ranking, despite modest increases in their overall *Prosperity Index* scores. These cities retained high proportions of young adults and enjoyed substantial improvements in resident employment. Property values grew slowly in Battle Creek and Kalamazoo, while Grand Rapids suffered sharp drops in graduation rates and MEAP passing rates. Respectively, their 2005 rankings were seventh (from fifth), tenth (from eighth), and ninth (from seventh).

Detroit slipped from tenth to eleventh in the rankings. Along with Pontiac, Detroit was the only city in which the resident employment growth rate lagged the State average during the first half of the current decade. Relative Graduation Rates dropped as Crime Rates increased. *Flint* and *Saginaw* ranked at the bottom of the *Prosperity Index* rankings in both 2000 and 2005. Both cities experienced very low growth in their property values. Flint also ranked last in household income and high school graduation rate in 2005 (comparable 2005 data for Saginaw are not available). Both Saginaw and Flint maintain their rankings from 2000, twelfth and thirteenth respectively.

Conclusion

While other indicators could have been used to portray a more optimistic (or bleaker) picture, the measures used here are believed to be generally representative of current conditions and future potential.

The condition of Michigan's cities is clearly unfavorable, whether they are benchmarked against other cities in the nation, the counties in which they lie, or the state in general. The *Prosperity Index* data presented above reflects a general deterioration in most measures relative to the State average and often in absolute terms.

This situation presents a challenge not just for the individual cities, but for Michigan as a whole. The representative cities constitute almost one-fifth of the State population and the metropolitan areas that rely on them constitute almost eighty percent of the state population. Because the cities are included in the State total, the negative trends in the cities are diminishing the State's performance as well.

Prosperity Index Methodology

Each component of the prosperity index compares the individual city to the state average. An index number of 1.0 indicates that the city just equaled the State for that measure. All index values greater than one indicate that the city outperformed the State; thus, a value for the Crime index greater than one indicates a lower crime rate.

Population Change:
Change in city population relative to change in State population for 1990-2000 or 2000-2005.
Source: U.S. Census Bureau; American Community Survey.

Young Adult:
Percentage of city population aged 25-34 divided by the percentage of the State population aged 25-34.
Source: U.S. Census Bureau; American Community Survey.

MEAP Passing Rate:
Composite MEAP passing rate divided by the State composite pass rate.
Source: Center for Educational Performance and Information (CEPI); Michigan Department of Education.

Graduation Rate:
Graduation rate for the city public schools divided by the State graduation rate.
Source: Michigan Center for Educational Performance & Information (CEPI); Michigan Department of Education.

Employment Change:
Five or ten year change in number of employed residents divided by the State employment change for the same period.
Source: Michigan Department of Career Development.

Employment Rate:
Inverse of the city unemployment rate divided by the State unemployment rate.
Source: Michigan Office of Labor Market Information.

Median Household Income:
City median divided by State median.
Source: U.S. Census Bureau; American Community Survey.

Property Value Change:
Percentage change is total city State Equalized Value (SEV) divided by State change in SEV.
Source: State Tax Commission.

Crime Rate:
City crime rate divided by State crime rate.
Source: 2004 Michigan Uniform Crime Report (Michigan State Police; Criminal Justice Information Center).

Executive Summary

This report, the third in a series begun by Public Sector Consultants, Inc. in 1999, presents a number of performance indicators for a select group of thirteen Michigan cities. The specific measures are intended to enable readers to assess the status and recent trends in these important indicators, relative to Michigan as a whole and to the counties in which the cities are located. The intent of the report is to provide State and local policy makers with a set of objective indicators that allow identification of relative strengths and weaknesses in the cities in general, as well as permitting comparisons between cities.

Understanding the Key Indicators

Michigan's cities clearly lagged behind the State in terms of population growth, both during the 1990s and in the first half of the current decade. Wyoming and Pontiac were the only cities that recorded actual population growth; however, their growth was less than the limited increase state-wide. Detroit, Kalamazoo, Flint and Saginaw had the largest percentage declines in population from 2000-2005. Since 2000, Ingham, Saginaw, and Wayne counties lost population as well.

The ***median income*** in all but two of Michigan cities remained constant or diminished. The percentage income growth for the two exceptions (Grand Rapids and Warren) fell below the state's average. Considering inflation, the state and all of these cities have experienced real declines in median household income since 1990. Michigan's urban counties outperformed the included cities in every case. Wyoming came the closest to equaling the income increase in Kent County; Pontiac's performance relative to Oakland County produced the largest gap. Household income growth in Detroit relative to Wayne County is at the median of this group of cities.

Average value of real property increased in all these cities and counties. However, county-wide property value increases generally outpaced the cities', with the single exception of Pontiac. That city had a higher growth rate than both Oakland County and the state. With respect to residential property values, all cities and counties experienced increases in value. Generally, residential property value increases in cities were outpaced by the county growth, with the exception of Lansing (Ingham) and Pontiac (Oakland). The growth in residential property values in these two cities outpaced the state-wide increase as well. The pattern for commercial property values was generally the same, with a few exceptions. Commercial property values increased more in the counties than in the cities, with the exception of Pontiac (Oakland) and Wyoming (Kent). Industrial property values also rose more rapidly county-wide than in the cities, with the exception of Battle Creek (Calhoun), Grand Rapids (Kent), and Pontiac (Oakland). Commercial and industrial property values both declined in Flint, while industrial property values declined in Lansing.

Michigan has generally lost jobs and has one of the highest ***unemployment rates*** in the nation. All Michigan cities experienced higher unemployment rates in 2005, compared with 2000. The 11.3 percent annual average city unemployment in 2005 was almost double the state average of 6.7 percent. While all counties also experienced higher unemployment rates, the rise in unemployment rates in the cities was substantially greater. The only instance where the city and the county had the same unemployment rates in 2005 was Kalamazoo.

Three cities – Ann Arbor, Traverse City and Wyoming – had more favorable employment rates (that is, lower unemployment rates) than Michigan as a whole in both 2000 and 2005. Employment in most of the other cities declined relative to the State between 2000 and 2005. Detroit and Pontiac experienced the largest declines in employment relative to the State, putting them at the bottom of the pack in 2005. Ann Arbor, Battle Creek, and Traverse City which have gained employment.

There are a few bright spots, however. The cities have a higher than average proportion of their population in the ***25 to 34 year old age cohort*** than either the surrounding counties or the State. The only exception to this is Detroit, where the proportion is marginally less than the state average. Moreover, the cities have been more successful in retaining this important demographic group than the State as a whole. For most of this group of cities, the proportion of young adults relative to the State total increased during the most recent period.

The two ***education*** indicators have moved in different directions in recent years. Eight of the urban school districts recorded marked improvements in graduation rates from 2000 to 2005. In spite of these gains, only four of the school districts recorded graduation rates above the state average. Some school districts improved in terms of drop-out rates, while others did not. The average for urban school districts improved slightly between 2000 and 2005. Ann Arbor and Wyoming schools reported graduation rates above their respective ISD averages. While composite MEAP passing rates improved markedly between 2000 and 2005, only three urban districts outperformed the state: Ann Arbor Public Schools, Traverse City Area Public Schools, and Warren Consolidated Schools.

Cities generally experienced higher ***crime rates*** than did the State. Only Warren and Ann Arbor had lower crime rates in both 2000 and 2004. Crime rates have fallen in 10 out of 13 cities, with the exceptions being Flint, Pontiac, and Warren. Since 2000, Ann Arbor's already low crime rate declined even more. Warren experienced a sharp increase, but remained below the State average. Lansing experienced the largest relative increase in crime rate, but Muskegon recorded the highest rate in 2004.

2005 Performance of Individual Cities Relative to the State

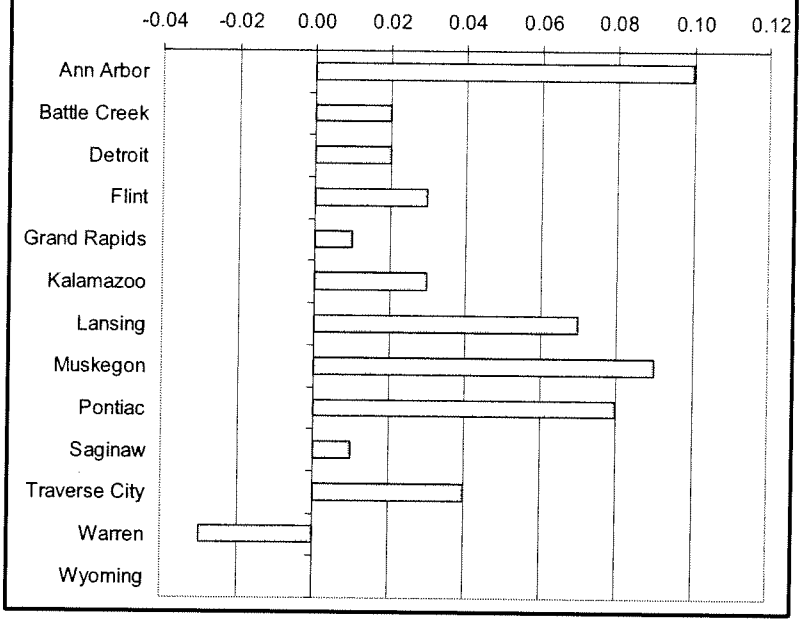
The changes in the *Prosperity Index* between 2000 and 2005 are reported in Exhibit 3. All cities experienced gains, vis-à-vis 2000, although they continue to lag behind their corresponding regions and the State in general.

Ann Arbor had the highest *Prosperity Index* score in both 2000 and 2005. This city ranked first on five of the nine prosperity indicators in 2005 and was above average for two others. Ann Arbor was below average (but only marginally) on population change and income. Despite this strong showing, Ann Arbor is in the bottom quartile in national rankings.

Traverse City improved its already high *Prosperity Index* ranking between 2000 and 2005, rising from fourth in 2000 to second overall in 2005. The city had the highest rankings for resident employment change and property value growth. Traverse City ranked near the top in MEAP passing rate and employment rate in 2005.

The other two cities with 2005 *Prosperity Index* scores close to the State average were both suburbs, ***Wyoming*** ranked third and ***Warren*** fourth. While the overall *Prosperity Index* for Wyoming showed little change between 2000 and 2005, the individual components changed substantially. For example, gradua-

Exhibit 3: Change in Prosperity Index Component 2000 and 2005



tion rates and change in resident employment improved markedly, while MEAP passing rates and property value growth declined relative to the State average. Warren was well below the State average in property value growth, but close to average on most other measures; its crime rate was well below average.

Lansing (5th), ***Pontiac*** (6th), and ***Muskegon*** (8th) each moved up in the overall *Prosperity Index* rankings between 2000 and 2005. Despite relatively large improvements, these cities remained in the middle of the rankings. Muskegon recorded the highest employment change, helping to offset a high crime rate and slow growth in property values.

Grand Rapids (7th), ***Kalamazoo*** (10th), and ***Battle Creek*** (9th) each fell two places in the *Prosperity Index* ranking, despite modest increases in overall *Prosperity Index* scores. These cities retained high proportions of young adults and enjoyed substantial improvements in resident employment. Property values grew slowly in Battle Creek and Kalamazoo, while Grand Rapids recorded sharp drops in graduation rates and MEAP passing rates.

Detroit slipped from tenth to eleventh place between 2000 and 2005. Along with Pontiac, Detroit was the only city in which resident employment growth lagged the State average during the first half of the current decade. Relative graduation rates dropped as crime rates increased.

Flint and ***Saginaw*** had the lowest *Prosperity Index* rankings in both 2000 and 2005. Both cities experienced very low growth in property values. Flint ranked last in household income growth and high school graduation rate in 2005.

Performance Improvement of Individual Cities

It is important to be able to compare cities to themselves in terms of how much they improved between 2000 and 2005. Using the nine indicators of urban prosperity, the average score of each city in terms of 2000 to 2005 improvement is calculated and presented in Exhibit 4, along with their ranking for individual indicators. Recall that the best performing cities in Michigan were Ann Arbor (1), Traverse City (2), Wyoming (3), Warren (4), Lansing (5), and Pontiac (6). In terms of improvement, the best performing cities were Traverse City (1), Ann Arbor (2), Wyoming (3), Battle Creek (4), Grand Rapids (5), and Lansing (6). Some of the best cities—Traverse City, Ann Arbor and Wyoming—are not only performing well but also improving their performance. Warren and Pontiac, which performed well in 2005, on the other hand, rank low in improvement measure. Battle Creek

Exhibit 4: Relative Changes in Municipal Rankings, 2000 and 2005

	Population Change 2000-2005	Young Adult (25 to 34 yrs.) 2000-2005	MEAP Passing Rate 2000-2005	Graduation Rate 2000-2005	Employment Change 2000-2005	Employment Rate 2000-2005	Median Household Income 1999-2005	Property Value Change 2000-2005	Crime Rate 2000-2004	Average Score (Overall Rank)	
Ann Arbor	6	7	7	4	4	1	9	1	6	5.0	(2)
Battle Creek	4	4	6	11	3	5	4.5	9.5	10	6.3	(4)
Detroit	13	13	10	1	13	12	11	7	5	9.4	(12)
Flint	10	5.5	2	13	8	11	12	13	11	9.5	(13)
Grand Rapids	7	2	12	12	5.5	6.5	1	5	7	6.4	(5)
Kalamazoo	12	5.5	9	10	7	4	7	9.5	2	7.3	(8)
Lansing	9	10	3	5	9	8	10	4	1	6.6	(6)
Muskegon	5	9	8	6	2	9	4.5	11	9	7.1	(7)
Pontiac	1	12	1	3	12	13	13	2	12	7.7	(9)
Saginaw	11	11	4	7	10	10	4.5	12	4	8.2	(11)
Traverse City	3	1	5	8	1	2	4.5	3	8	3.9	(1)
Warren	8	3	11	9	11	6.5	2	8	13	7.9	(10)
Wyoming	2	8	13	2	5.5	3	8	6	3	5.6	(3)

The more that a city has improved in a category, the higher its ranking (1 is highest). For example, Ann Arbor's ranking in Population Change from 2000 to 2005 means that it was 6th best at gaining or retaining population during that time. Detroit, ranked 13th in that category, lost the highest proportion of its 2000 population relative to all cities.

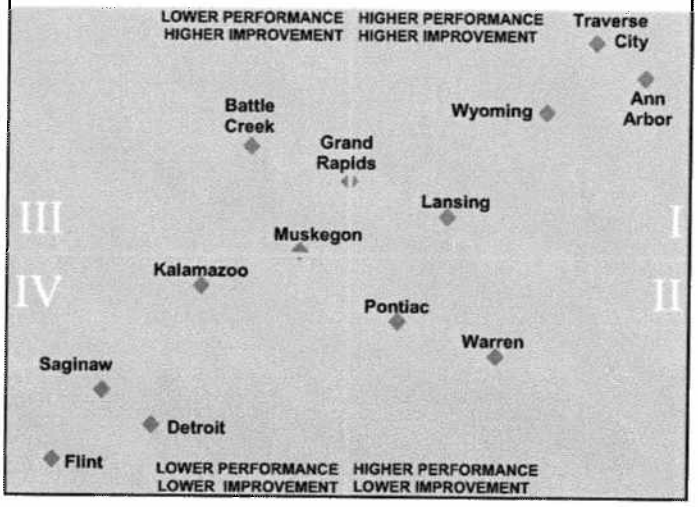
and Grand Rapids, which are improving, remain low in the league table.

Rankings by individual prosperity measures provide additional insights. Different cities recorded the highest levels of improvement on the individual measures. For example, the best performing cities with respect to population growth are Pontiac, Wyoming, and Traverse City. Traverse City, Grand Rapids, and Warren were the best with respect to their proportions of young adults. The urban school districts with the most improvement in their MEAP scores are Pontiac, Flint, and Lansing while the most improvement in graduation rate occurred in Detroit, Wyoming, and Pontiac. Traverse City, Muskegon, and Battle Creek had the most improvement in unemployment rate while Ann Arbor, Traverse City, and Wyoming were the best with respect to gains in total employment. Median household income gains were highest in are Grand Rapids and Warren. The best performing cities in terms of appreciation of property values are Ann Arbor, Pontiac, and Traverse City. Crime rates showed the most improvement in Lansing, Kalamazoo, and Wyoming. Cities that experienced the lowest rates of improvement during the first half of the current decade are Muskegon (7), Kalamazoo (8), Pontiac (9), Warren (10), Saginaw (11), Detroit (12), and Flint (13). Saginaw, Detroit, and Flint ranked high in terms of performance, but they are also at the bottom in terms of improvement.

Performance-Improvement Matrix

Given the condition of Michigan cities, we should be concerned not only in terms of performance, but also in terms of performance improvement. Exhibit 5 highlights the 2005 positions of the cities vis-à-vis their 2000-2005 improvement. The median point for each axis is the rank of 7th. Quadrant I contains higher performance and higher improvement cities. Ann Arbor, Traverse City, Wyoming, and Lansing fall into this category.

Exhibit 5:
Performance and Improvement Matrix for Michigan Cities



Quadrant II contains higher performance but lower improvement cities. Pontiac and Warren fall into this category. Quadrant III contains lower performance, but higher improvement cities. Grand Rapids and Battle Creek fall into this category. Finally, Quadrant IV contains lower performance and lower improvement cities. Flint, Detroit, Muskegon, Saginaw and Kalamazoo fall in this category. altogether. Cities in Quadrant IV are neither doing well, nor are they improving. Conversely, cities in Quadrant I can be viewed as blue-chip cities that not only do well, but also are doing better.

The State of Michigan must re-examine its urban revitalization strategies, as cities are key to its economic recovery. Simply put, the limited attractiveness of Michigan cities hurts the state. The new paradigm in state and regional economic development is that vibrant cities are critical to the success of regions and states. Given the state of our cities, they do not position Michigan well to compete nationally and internationally for economic opportunities. Michigan cities fall behind the state in most measures and are generally at the bottom of lists of best performing cities nationally.

The potential contribution of Michigan's cities is illustrated by the fact that only four cities lost jobs at a greater rate since2000 than did the state of Michigan, despite the fact that overall the State lost jobs. It appears the cities have, at least relatively, been better able to weather the storm of economic downturn. Thus, policies to strengthen cities will help to insulate the state against further economic decline. To the extent to which Michigan cities do not prosper, this opportunity is lost. Cities are typically magnets for talent, youth and the creative class, and catalysts for economic growth. Increasingly, states are leveraging their assets to Attract this cohort to cities as part of their economic development strategies. In Michigan, we observe that cities have higher than average proportions of this age cohort. But if Michigan cities are not perceived as attractive and prosperous places, capable of attracting and retaining talented young adults, the state's ability to leverage them for economic development and growth purposes will be limited.

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Michigan's Urban Population, 2000 and 2005

Population declined in all cities except for Pontiac and Wyoming, with increases of 1.5 and 1.1 percent, respectively.

Pontiac and Wyoming trailed in the population growth of their counties with differentials of 0.2 and 2.8 percentage points, respectively.

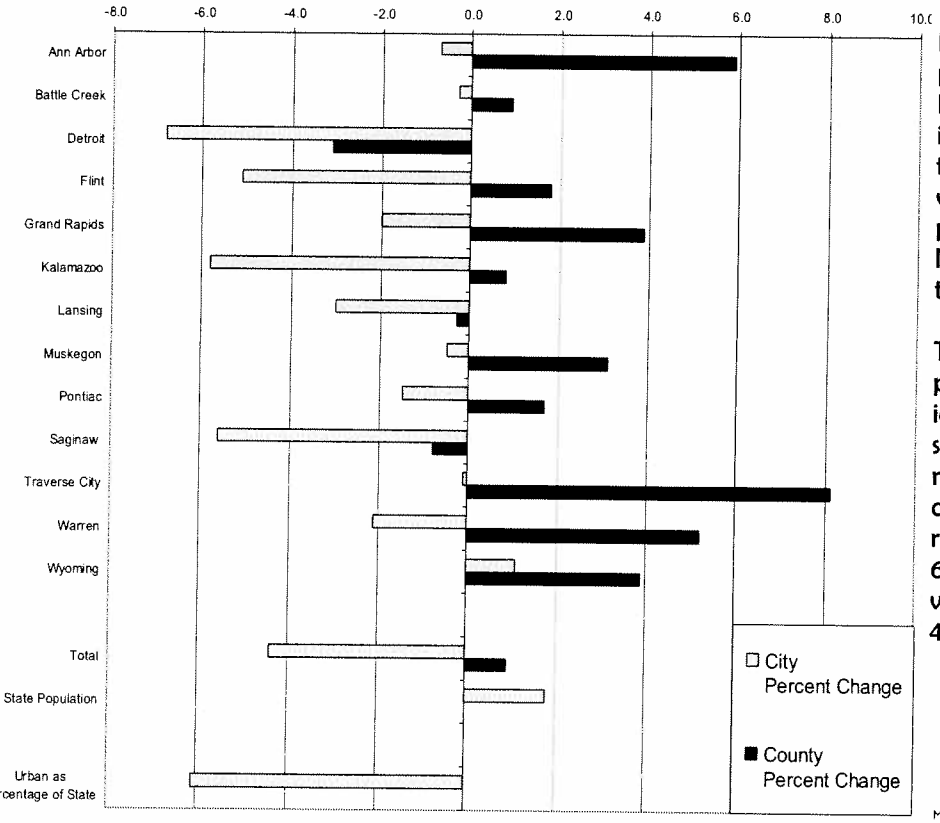
The largest declines in cities occurred in Detroit, Kalamazoo, and Saginaw, with losses of 6.8, 5.8, and 5.6 percent respectively.

Only three of the twelve counties that contain the thirteen cities in this report lost population, Ingham, Saginaw, and Wayne.

	City Population 2000	City Population Estimate 2005	Percent Change	County Population 2000	County Population Estimate 2005	Percent Change	City vs. County Percentage Point Difference 2005
Ann Arbor	114,024	113,271	-0.7	322,895	341,847	5.9	-6.6
Battle Creek	53,364	53,202	-0.3	137,985	139,191	0.9	-1.2
Detroit	951,270	886,671	-6.8	2,061,162	1,998,217	-3.1	-3.7
Flint	124,943	118,551	-5.1	436,141	443,883	1.8	-6.9
Grand Rapids	197,800	193,780	-2.0	574,335	596,666	3.9	-5.9
Kalamazoo	77,145	72,700	-5.8	238,603	240,536	0.8	-6.6
Lansing	119,128	115,518	-3.0	279,320	278,592	-0.3	-2.7
Muskegon	40,105	39,919	-0.5	170,200	175,554	3.1	-3.6
Pontiac	66,337	67,331	1.5	1,194,156	1,214,361	1.7	-0.2
Saginaw	61,799	58,361	-5.6	210,039	208,356	-0.8	-4.8
Traverse City	14,532	14,513	-0.1	77,654	83,971	8.1	-8.2
Warren	138,247	135,311	-2.1	788,149	829,453	5.2	-7.3
Wyoming	69,368	70,122	1.1	574,335	596,666	3.9	-2.8
Total	2,028,062	1,939,250	-4.4	6,490,639	6,550,627	0.9	-5.3
State Population	9,938,444	10,120,860	1.8				
Urban as Percentage of State	20.4	19.2	-6.1	65.3	64.7	-0.9	

Source: U.S. Census Bureau; Sub-County Population Projection 2000-2005

While population has increased statewide by approximately 2 percent, cities as a whole lost over 4 percent.



During the 2000-2005 period, the State of Michigan gained 1.8 percent in population, while the thirteen cities in this report, which comprise nearly 20 percent of Michigan's total, lost 4.4 percent in population.

This is consistent with population trends identified in the previous version (2002) of this report, which showed that during the 1990 to 2000 period, the State gained 6.9 percent in population, while the cities lost 4.9 percent collectively.

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Net Migration, 2000 and 2004

	Population			Births	Deaths	Net Migration	
	2000	2005	Change	2000-2004	2000-2004	Net Migration	As Percent of 2000 Population
Ann Arbor	114,024	113,271	-753	6,908	2,664	-4,997	-4.4
Battle Creek	53,364	53,202	-162	6,029	3,033	-3,158	-5.9
Detroit	951,270	886,671	-64,599	73,234	47,173	-90,660	-9.5
Flint	124,943	118,551	-6,392	13,115	6,361	-13,146	-10.5
Grand Rapids	197,800	193,780	-4,020	19,331	9,581	-13,770	-7.0
Kalamazoo	77,145	72,700	-4,445	7,122	3,370	-8,197	-10.6
Lansing	119,128	115,518	-3,610	11,568	2,429	-12,749	-10.7
Muskegon	40,105	39,919	-186	4,555	1,177	-3,564	-8.9
Pontiac	66,337	67,331	994	6,414	1,412	-4,008	-6.0
Saginaw	61,799	58,361	-3,438	6,237	3,536	-6,139	-9.9
Traverse City	14,532	14,513	-19	977	947	-49	-0.3
Warren	138,247	135,311	-2,936	8,534	7,896	-3,574	-2.6
Wyoming	69,368	70,122	754	6,007	2,156	-3,097	-4.5
Totals/Average	2,028,062	1,939,250	-88,812	170,031	91,737	-167,106	-8.2

Note: Despite birth and death records being current only through 2004, migration calculation estimates were made using 2005 census estimates. This has the effect of mildly understating the outmigration trend in Michigan.

Source: U.S. Census Bureau; American Community Survey, Michigan Department of Community Health

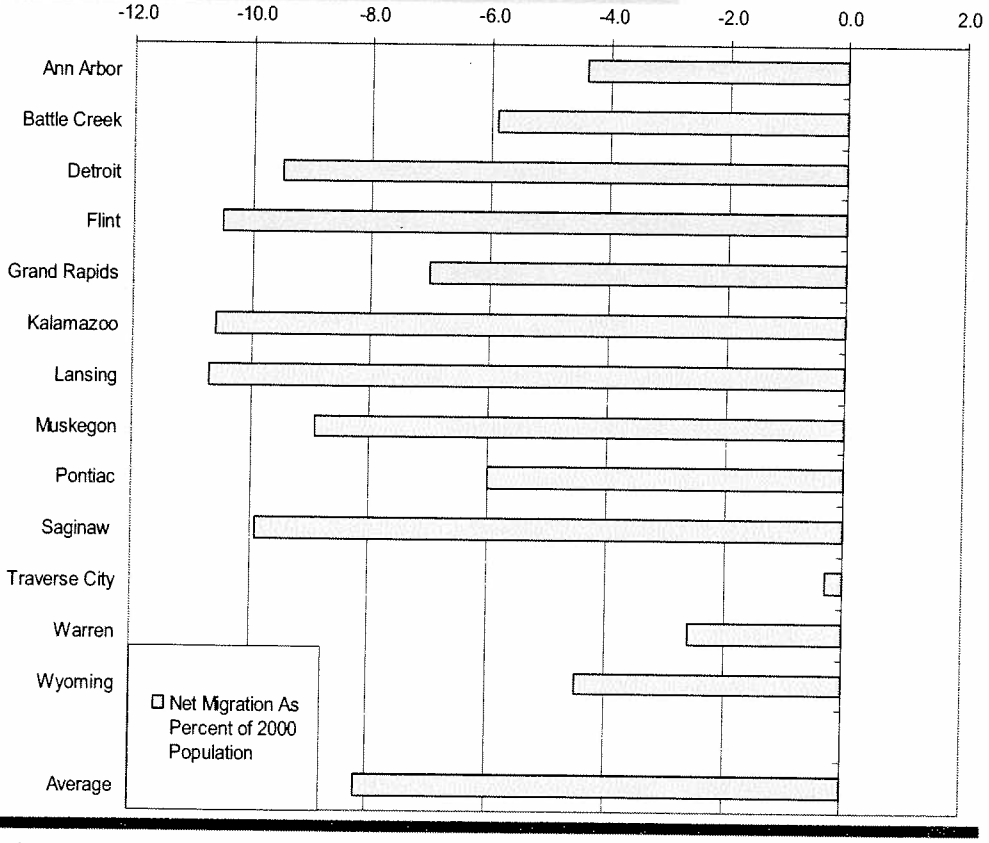
Net migration—the movement of people in and out of a city—is calculated by subtracting the change in a city's total population from the difference between births and deaths.

Each of these 13 cities had more births than deaths.

Similar to the 1990 to 2000 period, all 13 cities experienced an outflow of migration during the current period.

From 2000-2005, the 13 cities lost an estimated 167,000 persons to migration, representing approximately 8.6 percent of their 2000 estimated population. This is consistent with the trend identified during the 1990 to 2000 period when about 15.5 percent of the 2000 population had migrated from those cities.

As a percentage of population, the largest losses were in Flint, Kalamazoo, and Lansing, and the smallest losses were Traverse City and Warren.



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Percentage of Population Aged 65 and Older

In Michigan's 13 central cities, the population of persons 65 and older declined 5 percent, over three times faster than the statewide decline of 1.6 percent.

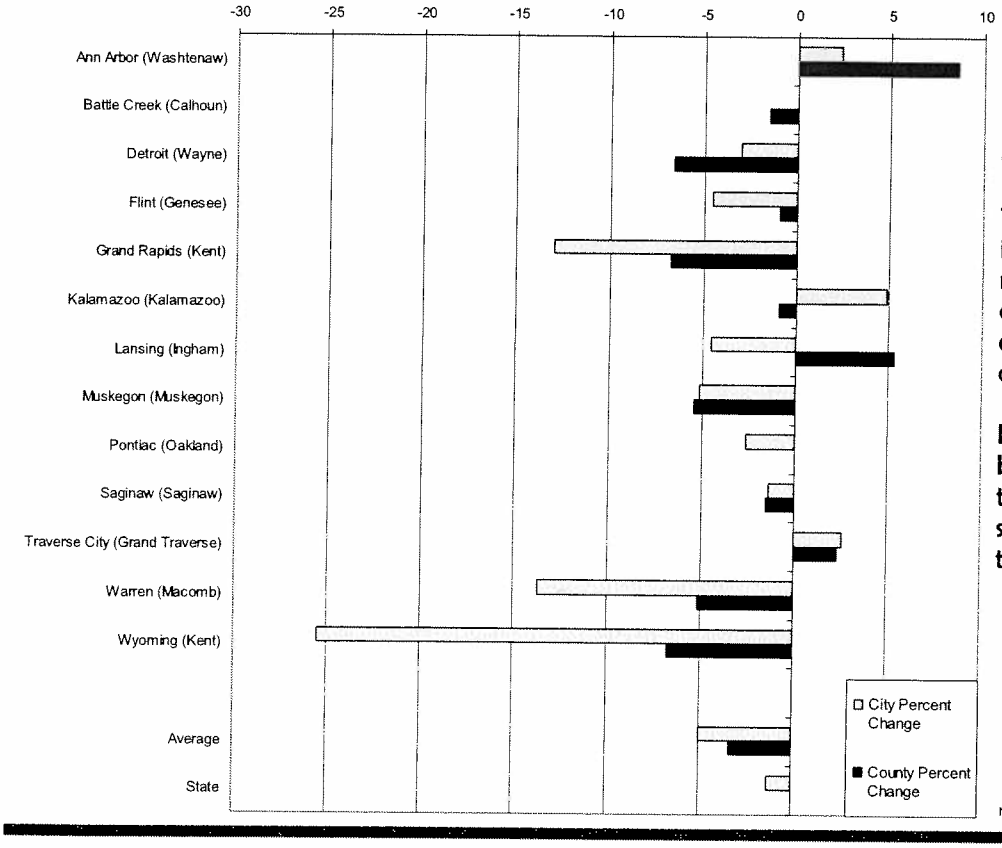
The fastest declining cities in this age cohort are Wyoming (25.4 percent), Warren (13.7 percent), and Grand Rapids (13.0 percent).

The only counties that gained in the 65 and older age cohort were Grand Traverse, Ingham, and Washtenaw.

	City 2000	City 2005	Percent Change	County 2000	County 2005	Percent Change	City vs. County Percentage Point Difference 2005
Ann Arbor	7.9	8.1	2.4	8.1	8.8	8.6	0.7
Battle Creek	13.5	*13.5	0.0	13.7	13.5	-1.5	0.0
Detroit	10.4	10.1	-3.0	12.1	11.3	-6.6	1.2
Flint	10.5	10.0	-4.5	11.6	11.7	-0.9	1.7
Grand Rapids	11.6	10.1	-13.0	10.4	9.7	-6.7	-0.4
Kalamazoo	10.1	10.6	4.9	11.4	11.3	-0.9	0.7
Lansing	9.7	9.3	-4.5	9.4	9.9	5.3	0.6
Muskegon	12.4	*11.8	-5.1	12.9	12.2	-5.4	0.4
Pontiac	8.5	8.3	-2.6	11.3	11.3	0.0	3.0
Saginaw	11.4	*11.3	-1.4	13.5	13.3	-1.5	2.0
Traverse City	15.2	*15.6	2.6	13.1	13.4	2.3	-2.2
Warren	17.3	14.9	-13.7	13.7	13.0	-5.1	-1.9
Wyoming	9.4	7.0	-25.4	10.4	9.7	-6.7	2.7
Average	10.9	10.3	-5.0	11.6	11.2	-3.3	0.9
State	12.3	12.1	-1.3				

*Due to data limitations, 2005 estimates for Battle Creek, Muskegon, Saginaw, and Traverse City are derived from county trends.
Note: 2005 population estimates include persons living in non-households, e.g., dormitories, institutions, and group quarters.
Source: U.S. Census Bureau; American Community Survey

2005 Census estimates indicate a significant downward trend in Michigan's urban population of persons 65 years or older.



2005 Census estimates indicate a significant downward trend in Michigan's urban population of persons 65 years or older.

This age cohort is important for two reasons: many persons of retirement age have higher levels of disposable income, and it is one of the fastest growing.

Michigan's ability to retain baby boomers as they begin to retire in 2011 will have significant implications for the State economy.

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Percentage of Population Aged 25 to 34

	City 2000	City 2005	Percent Change	County 2000	County 2005	Percent Change	City vs. County Percentage Point Difference 2005
Ann Arbor	18.3	17.6	-3.6	16.6	15.1	-8.9	-2.5
Battle Creek	14.5	*14.3	-.08	13.0	12.7	-2.0	-1.6
Detroit	15.2	12.5	-17.8	14.8	12.7	-14.0	0.2
Flint	15.1	14.7	-2.6	13.6	13.1	-3.7	-1.5
Grand Rapids	17.2	18.2	6.0	14.9	13.9	-6.7	-4.3
Kalamazoo	15.0	14.6	-2.6	13.5	12.9	-5.0	-1.8
Lansing	17.6	16.7	-5.1	14.4	13.3	-7.8	-3.4
Muskegon	16.6	*16.0	-4.1	13.0	12.1	-7.4	-3.9
Pontiac	17.4	14.3	-17.6	14.8	11.7	-20.8	-2.6
Saginaw	14.1	*12.8	-8.9	12.5	10.9	-13.3	-2.0
Traverse City	14.5	*15.8	8.6	12.5	12.6	0.3	-3.2
Warren	14.9	15.4	3.6	14.7	13.7	-6.8	-1.7
Wyoming	17.3	16.6	-4.0	14.9	13.9	-6.7	-2.6
Average	15.8	14.4	-8.7	14.6	12.9	-11.2	-1.4
State	13.7	12.7	-7.6				

*Due to data limitations, 2005 estimates for Battle Creek, Muskegon, Saginaw, and Traverse City are derived from county trends.
Note: 2005 population estimates include persons living in non-households, e.g., dormitories, institutions, and group quarters.
Source: U.S. Census Bureau; American Community Survey

2005 Census estimates indicate a significant downward trend in Michigan's overall population of persons aged 25 to 34 years.

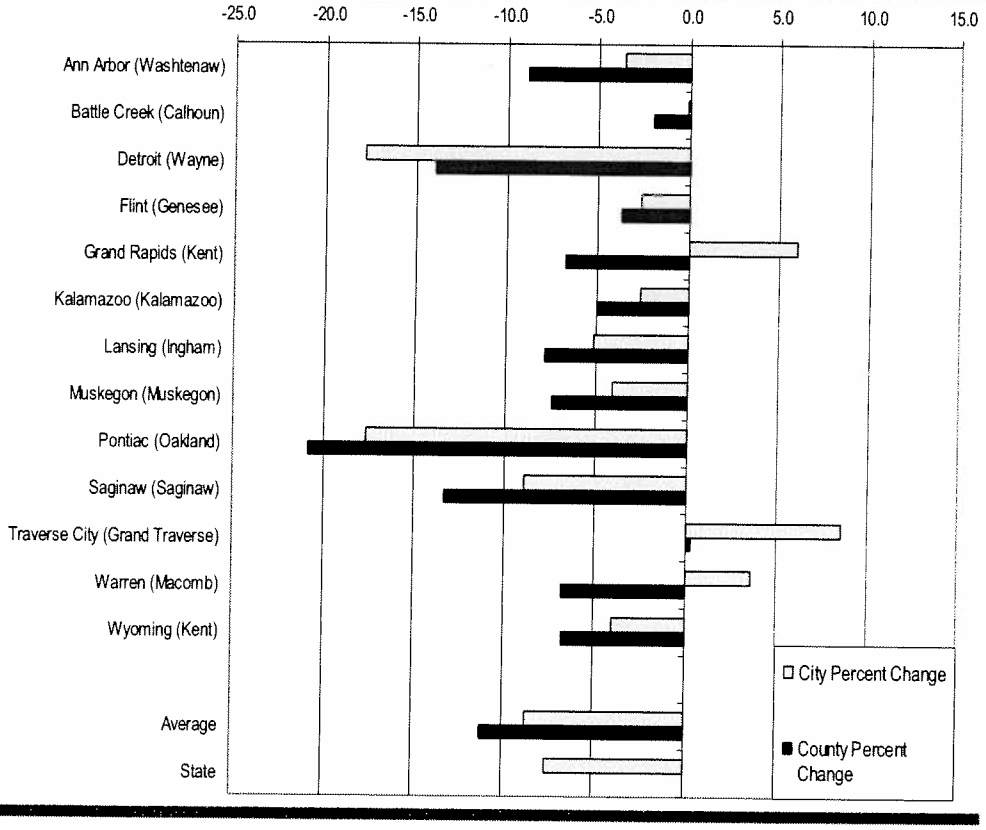
Retention and attraction of this age cohort has significant implications for Michigan and its economy. It is this age cohort that traditionally establishes households, begins families, embarks on careers, and purchases homes.

While cities lost more of this critical age cohort on average than the State, cities retain more 25 to 34 year olds than their respective counties.

On average, Michigan cities declined nearly nine percent in the 25 to 34 age cohort, a significant loss in a short time period. Statewide estimates indicate a significant 7.6 percent loss over the same period.

The fastest declining cities in this age cohort are Detroit and Pontiac, both losing nearly 18 percent. Cities making modest gains are Grand Rapids, Warren, and Traverse City.

The only county that gained in the 25 to 34 age cohort was Grand Traverse.



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Minority Population, 2000 and 2005

Racial minorities held steady at about one-fifth of Michigan's population. The percentage of minorities in the urban counties is just over one-quarter. Almost three-fifths of the city population are minorities. Detroit had the highest proportion in 2005 (88.9 percent) while Traverse City had the lowest (4.0 percent).

Warren experienced nearly a doubling of its minority population or a 77 percent increase, while Wyoming's minority population increased 36.9 percent.

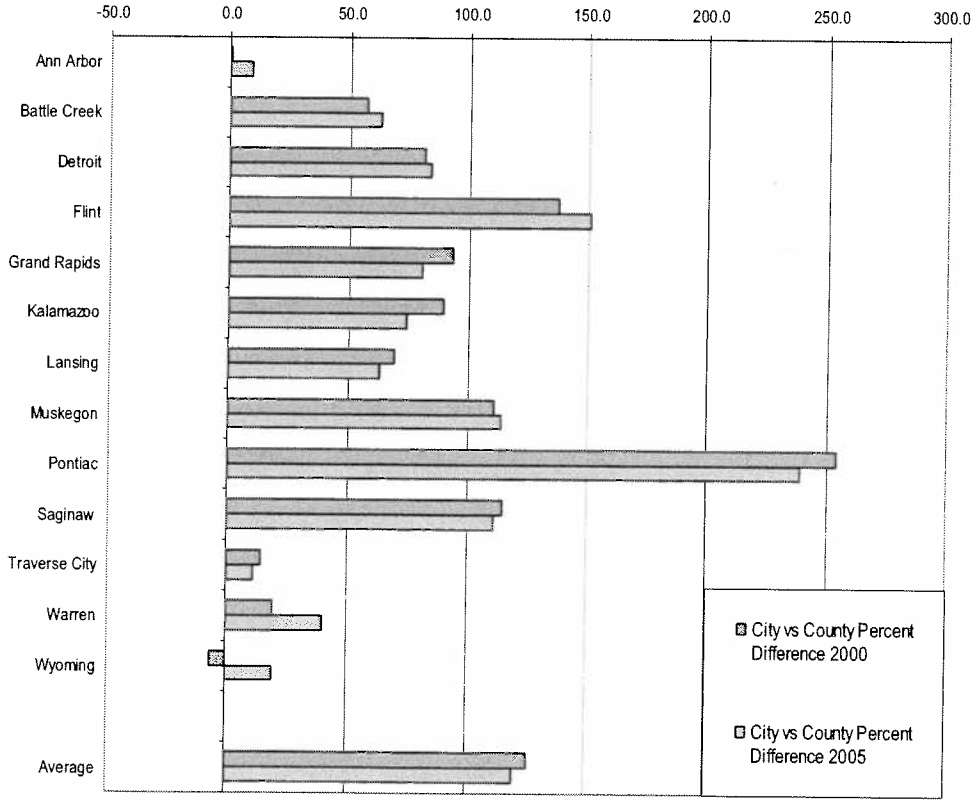
	City Percent Minority 2000	County Percent Minority 2000	City vs. County Percent Difference 2000	City Percent Minority 2005	County Percent Minority 2005	City vs. County Percent Difference 2005	City vs. County Percentage Point Difference 2005
Ann Arbor	22.7	22.6	0.4	25.5	23.4	9.0	2.1
Battle Creek	25.3	16.1	57.1	25.3	15.5	63.2	9.8
Detroit	87.7	48.3	81.6	88.9	48.3	84.1	40.6
Flint	58.6	24.7	137.2	60.7	24.2	150.8	36.5
Grand Rapids	32.7	16.9	93.5	32.5	18.0	80.6	14.5
Kalamazoo	29.2	15.4	89.6	27.7	15.9	74.2	11.8
Lansing	34.7	20.5	69.2	32.6	20.0	63.0	12.6
Muskegon	39.4	18.7	110.7	39.4	18.4	114.1	21.0
Pontiac	60.9	17.2	254.1	67.8	20.0	239.0	47.8
Saginaw	53.0	24.7	114.6	53.0	25.1	111.2	27.9
Traverse City	4.0	3.5	14.3	4.0	3.6	11.1	0.4
Warren	8.7	7.3	19.2	15.4	11.0	40.0	4.4
Wyoming	15.7	16.9	-7.1	21.5	18.0	19.4	3.5
Average	58.7	26.0	126.0	59.4*	27.0	120.0	32.4
State	19.8			20.0			

*Due to limitations of data availability, 2005 estimates in Battle Creek, Muskegon, Saginaw, and Traverse City are derived from the 2000 Census.

Note: Minority population is defined as all single-race non-white persons and all multiracial persons. Hispanic is not a racial designation, therefore non-white Hispanics are included. See Page 16 for Hispanic/Latino population.

Source: U.S. Census Bureau; American Community Survey.

The percentage of minorities increased in cities, counties, and in the State.



While cities increased slightly in percentage of minority population over the 2000 to 2005 period, county minority populations grew at a faster rate. During this period, the percentage of minorities increased in cities by 0.7 percent in counties by 1 percent, and in the State by 0.2 percent.

The increase in minority population in counties accounts for the narrowing of the gap between city and county minority populations, changing from 32.7 percent in 2000 to 32.4 percent in 2005.

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Hispanic/Latino Population, 2000 and 2005

	City Percent Hispanic or Latino 2000	County Percent Hispanic or Latino 2000	City vs. County Percent Difference 2000	City Percent Hispanic or Latino 2005	County Percent Hispanic or Latino 2005	City vs. County Percentage 2005	City vs. County Percentage Point Difference 2000	City vs. County Percentage Point Difference 2005
Ann Arbor	3.3	2.7	22.2	3.3	3.0	10.0	0.6	0.3
Battle Creek	4.6	3.2	47.1	*5.1	3.6	41.7	1.4	1.5
Detroit	5.0	3.7	32.4	5.6	4.6	21.7	1.3	1.0
Flint	3.0	2.3	28.7	2.3	2.4	-4.2	0.7	-0.1
Grand Rapids	13.1	7.0	86.6	16.7	9.0	85.6	6.1	7.7
Kalamazoo	4.3	2.6	61.9	6.0	3.0	100.0	1.7	3.0
Lansing	10.0	5.8	72.1	10.2	6.2	64.5	4.2	4.0
Muskegon	6.4	3.5	81.0	*7.0	4.0	77.5	2.9	3.1
Pontiac	12.8	2.4	533.3	12.9	2.9	344.8	10.2	10.0
Saginaw	11.7	6.7	75.3	*13.6	7.2	88.9	5.0	6.4
Traverse City	1.7	1.5	12.0	*1.8	1.7	5.9	0.2	0.1
Warren	1.4	1.6	-14.4	1.1	1.9	-42.1	-0.2	-0.8
Wyoming	9.7	7.0	38.1	14.8	9.0	64.4	2.7	5.8
Average	6.2	3.8	64.0	6.9	4.4	56.0	2.4	2.5
State	3.3			3.8				

*Due to limitations of data availability, 2005 estimates in Battle Creek, Muskegon, Saginaw, and Traverse City are derived from 1990-2000 trends.

Source: U.S. Census Bureau; American Community Survey

The Hispanic/Latino population increased in all cities except for Flint and Warren.

Grand Rapids, Lansing, and Saginaw have the highest percentage of Hispanic or Latino population. Pontiac has more than four times its county's (Oakland) proportion of Hispanic or Latino population.

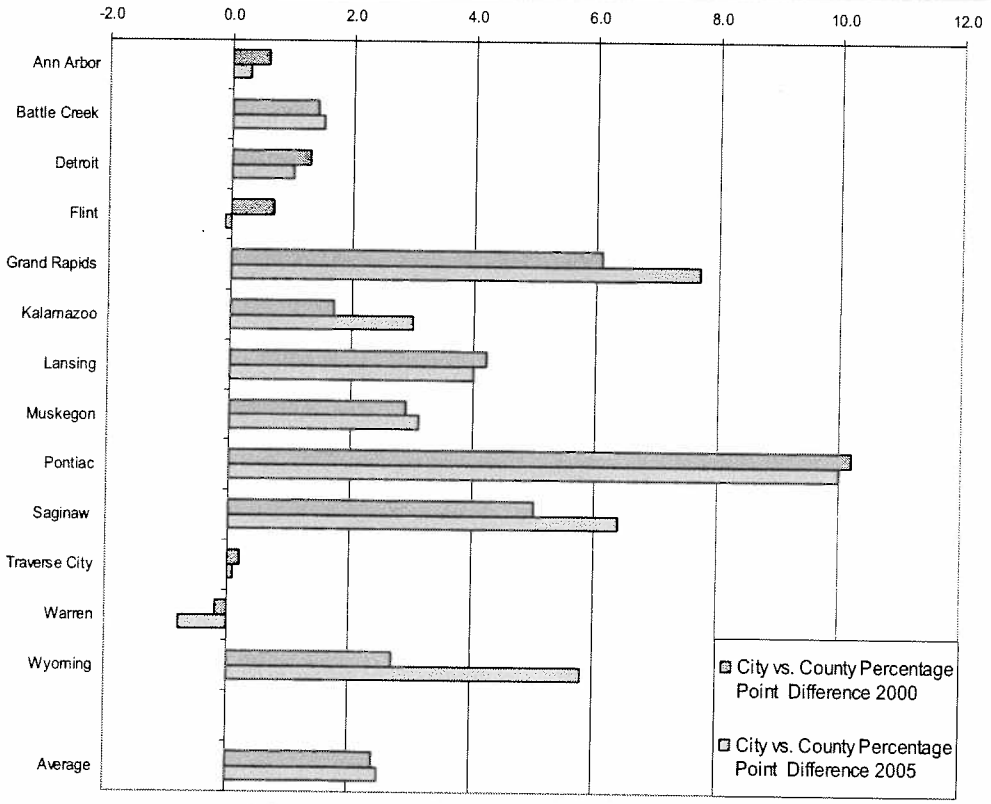
Warren is the only city that has a lower proportion of Hispanic or Latino population than its county (Macomb).

Kent County, which includes Grand Rapids and Wyoming, has had the largest percentage increase in Hispanic/Latino population.

Kent County (represented by Grand Rapids and Wyoming) has had the largest percentage increase in Hispanic/Latino population.

Negligible impact of Hispanic/Latino population on the east side of the State.

The increase in Hispanic population in Wyoming and Grand Rapids was sufficient to offset declines in the non-Hispanic white population of these cities.



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Unemployment Rates, 2000 and 2005

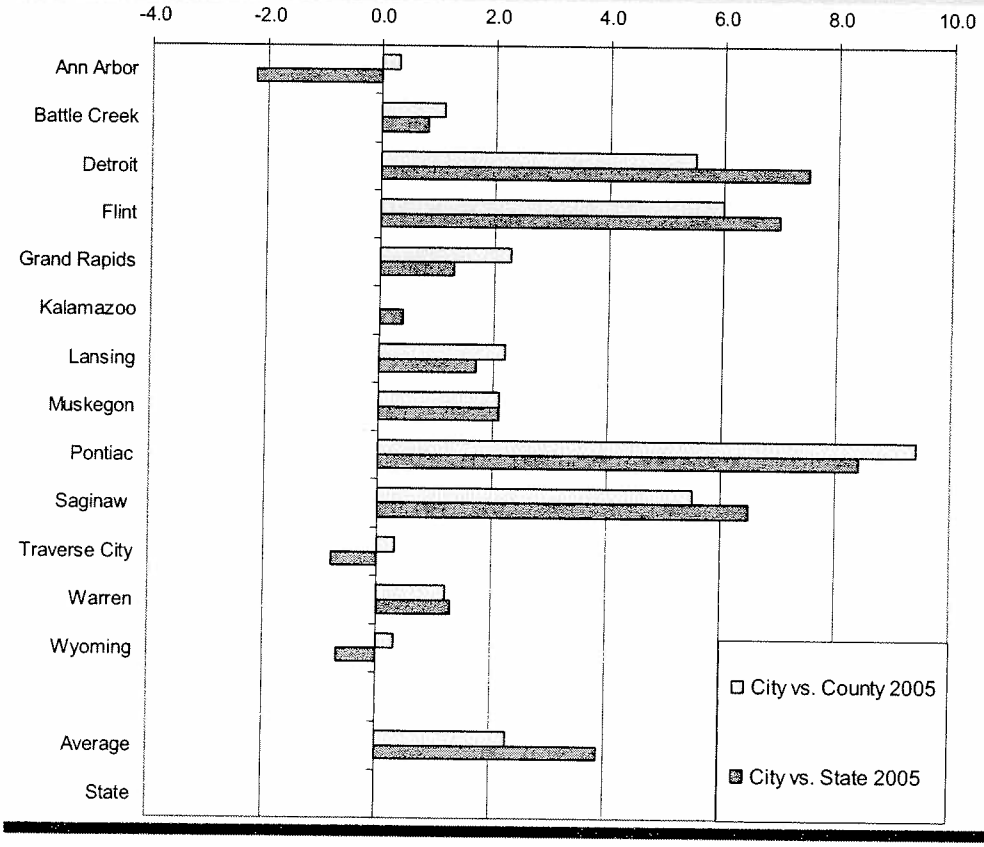
Unemployment is up in all cities.

Detroit, Flint, Pontiac, and Saginaw now have double digit unemployment levels.

	2000	2005	Percentage Point Change	County Average 2000	County Average 2005	Percentage Point Difference: City vs. County 2005	Percentage Point Difference: City vs. State 2005
Ann Arbor	1.4	4.5	3.1	1.6	4.2	0.3	-2.2
Battle Creek	5.0	7.5	2.5	4.3	6.4	1.1	0.8
Detroit	6.6	14.2	7.6	3.9	8.7	5.5	7.5
Flint	9.5	13.7	4.2	5.4	7.7	6.0	7.0
Grand Rapids	4.4	8.0	3.6	3.1	5.7	2.3	1.3
Kalamazoo	4.3	7.1	3.8	2.8	7.1	0.0	0.4
Lansing	3.3	8.4	5.1	2.6	6.2	2.2	1.7
Muskegon	6.1	8.8	2.7	4.6	6.7	2.1	2.1
Pontiac	6.4	15.1	8.7	2.2	5.7	9.4	8.4
Saginaw	7.4	13.2	5.8	4.2	7.7	5.5	6.5
Traverse City	2.5	5.9	3.4	3.7	5.6	0.3	-0.8
Warren	3.7	8.0	4.3	3.1	6.8	1.2	1.3
Wyoming	3.0	6.0	3.0	3.1	5.7	0.3	-0.7
Average	5.6	11.3	5.7	3.3	7.4	2.3	3.9
State	3.6	6.7	3.1				

Source: Michigan Office of Labor Market Information

The average unemployment rate for all cities doubled from 2000-2005.



The unemployment rate in Ann Arbor tripled from 2000-2005, yet it has the lowest rate of all cities.

The percentage point difference between cities and counties has increased by 60 percent.

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Labor Force, 2000 and 2005

Detroit, Pontiac, and Warren were the only cities that experienced a decline in labor force.

From 2000-2005, the 13 city labor force increased by 1 percent, contrasting sharply with a 7.3 percent increase for the 1990-2000 period.

Statewide from 2000-2005, the labor force declined by 46,000, or about 0.1 percent of the State workforce.

A majority of suburban areas lost labor force during this period.

From 2000-2005, in all 13 cities, the labor force gains or losses outperformed the county. This is probably attributable to the decline in Michigan's economy beginning about 2001, which presumably had a stronger effect in counties and higher growth areas.

Detroit and Pontiac were the only cities that had a decline in labor force.

	2000	2005	Percent Change
Washtenaw County	185,356	191,844	3.5
Ann Arbor	63,699	66,014	3.6
Washtenaw County w/o Ann Arbor	121,657	125,830	3.4
Calhoun County	69,600	72,990	4.9
Battle Creek	25,035	27,309	5.3
Calhoun County w/o Battle Creek	43,665	45,681	4.6
Wayne County	952,531	908,183	-4.7
Detroit	381,590	375,076	-1.7
Wayne County w/o Detroit	570,941	533,117	-6.6
Genesee County	213,893	214,699	0.4
Flint	52,746	54,424	3.2
Genesee County w/o Flint	161,147	160,275	-0.5
Kent County	318,485	324,999	2.0
Grand Rapids	101,291	104,503	3.2
Wyoming	40,671	41,561	2.2
Kent County w/o Grand Rapids & Wyoming	135,852	137,374	1.1
Kalamazoo County	132,817	133,178	0.3
Kalamazoo	39,481	39,940	1.2
Kalamazoo County w/o Kalamazoo	93,336	93,238	-0.1
Ingham County	154,649	154,645	0.0
Lansing	66,154	67,023	1.3
Ingham County w/o Lansing	88,495	87,622	-1.0
Muskegon County	85,500	91,317	6.8
Muskegon	17,037	18,356	7.7
Muskegon County w/o Muskegon	68,463	72,961	6.6
Oakland County	675,784	639,985	-5.3
Pontiac	30,816	30,686	-0.4
Oakland County w/o Pontiac	644,968	609,299	-5.5
Saginaw County	101,113	100,532	-0.6
Saginaw	25,871	26,474	2.3
Saginaw County w/o Saginaw	75,242	74,058	-1.6
Grand Traverse County	45,570	48,656	6.8
Traverse City (LMA)	73,836	78,632	6.5
Grand Traverse County w/o Traverse City	--	--	--
Macomb County	433,849	423,238	-2.4
Warren	71,751	70,410	-1.9
Macomb County w/o Warren	362,098	352,838	-2.6
Cities Total	**990,878**	**1,000,408**	**1.0**
Counties	**3,369,147**	**3,304,286**	**-1.9**
Counties without Cities	**2,378,269**	**2,303,878**	**-3.1**
State	**5,143,916**	**5,097,457**	**-0.9**

Note: A city's labor force equals the total number of residents working or actively seeking work.
* LMA—For labor markets below 40,000 city data is not available.

Source: Michigan Office of Labor Market Information.

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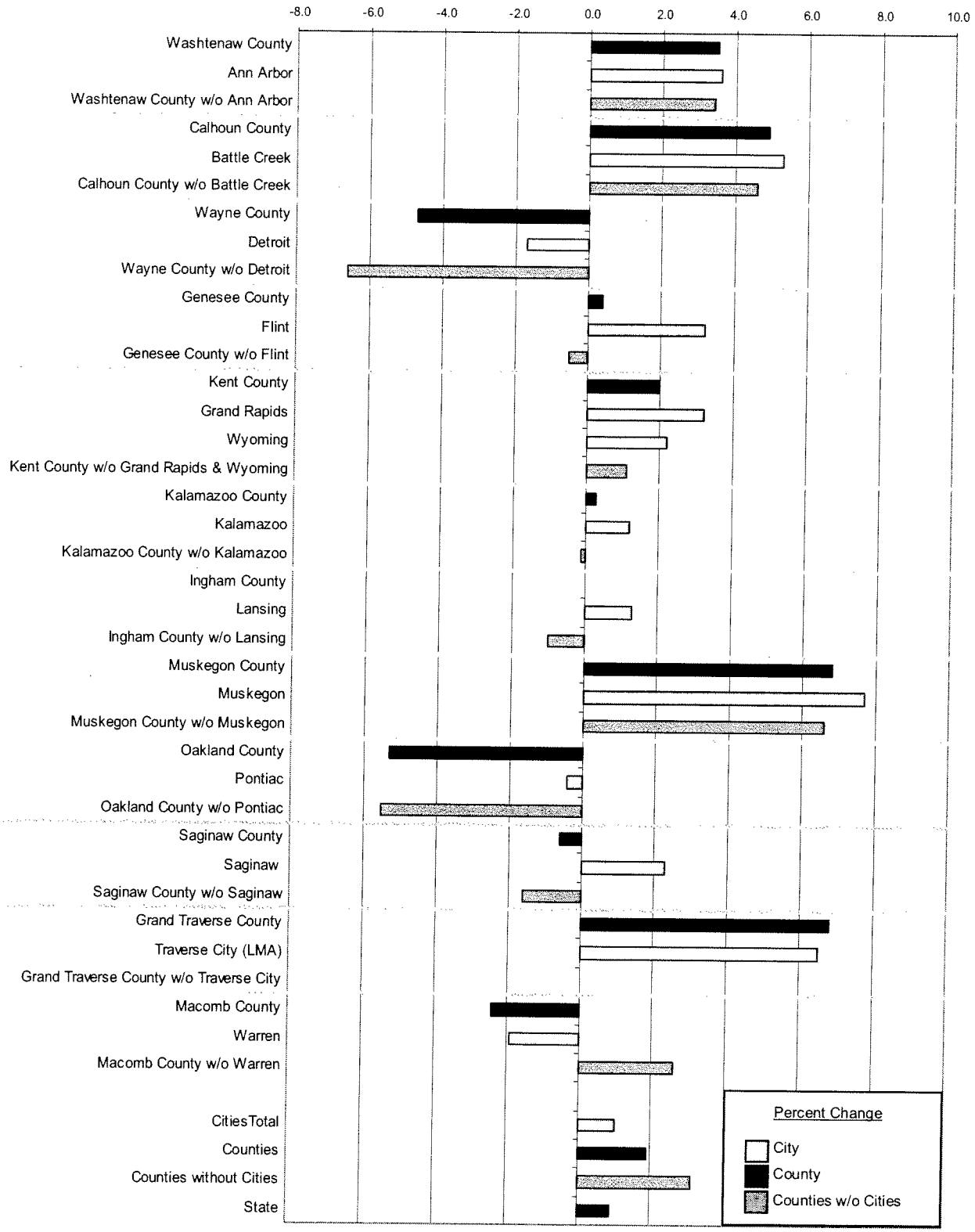
Labor Force, 2000 and 2005



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Total Employment, 2000 and 2005

	2000	2005	Percent Change
Ann Arbor	62,083	63,059	1.6
Battle Creek	24,666	25,261	2.4
Detroit	353,900	321,996	-9.0
Flint	48,441	46,984	-3.0
Grand Rapids	96,841	96,193	-0.7
Kalamazoo	37,826	37,098	-1.9
Lansing	63,455	61,414	-3.2
Muskegon	16,120	16,740	3.8
Pontiac	28,336	26,066	-8.0
Saginaw	24,025	22,983	-4.3
Traverse City (LMA)	71,184	74,000	4.0
Warren	68,682	64,807	-5.6
Wyoming	39,342	39,079	-0.7
Total	934,901	895,680	-4.2
State	4,953,421	4,754,000	-4.0

Note: Annual averages, not seasonally adjusted. 2005 City employment estimates are based on county trends.

Source: Michigan Office of Labor Market Information

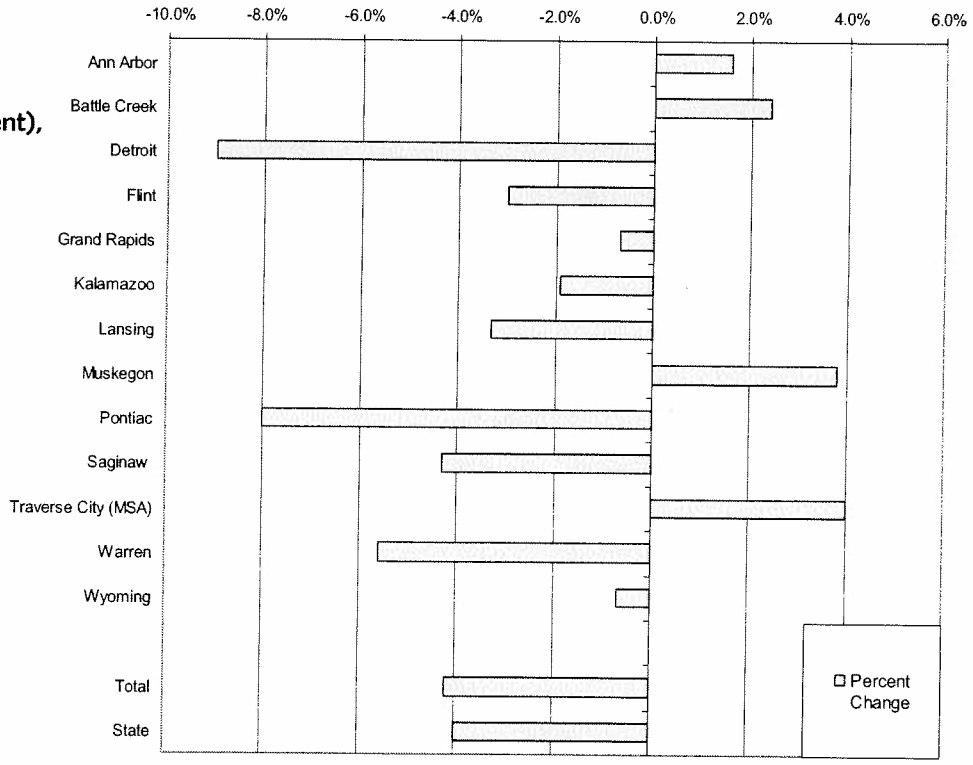
Statewide, Michigan lost 4.0 percent of its total employment, in marked contrast to an over 20 percent gain over the 1990-2000 period.

Total employment in cities declined by 4.2 percent during the 2000-2005 period.

Traverse City showed the highest employment growth, followed by Muskegon, Battle Creek, Grand Rapids and Wyoming.

The Traverse City Labor Market Area (LMA) showed the highest employment growth (4.0 percent), followed by Muskegon and Battle Creek.

Cities suffering employment decreases were Detroit (-9.0 percent), Pontiac (-8.0 percent), Warren (-5.6 percent), Saginaw (-4.3 percent), Lansing (-3.2 percent), Flint (-3.0 percent).



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Median Household Income, 1999 and 2005

In 2005, cities have two-thirds the median household income of their counties.

While counties experienced a 4.8 percent increase, cities lost an average of 2.2 percent of their median household income.

Pontiac and Flint each saw their median household income decline by more than 7 percent.

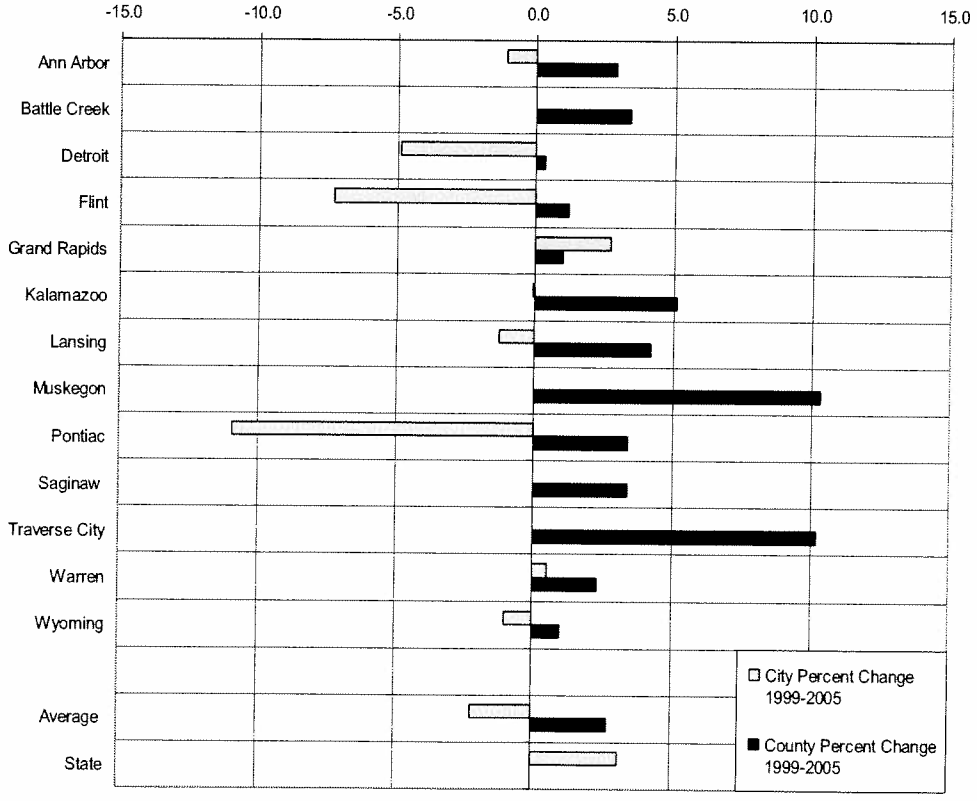
Flint had the lowest median household income in the State.

	City Median Income 1999	City Median Income 2005	City Percent Change	County Median Income 1999	County Median Income 2005	County 1999-05 Percent Change	City as Percent of County 2005
Ann Arbor	$46,299	$45,798	-1.1	$51,990	$53,495	2.9	85.6
Battle Creek	35,491	*35,491	0	38,918	40,223	3.4	88.2
Detroit	29,526	28,069	-4.9	40,776	40,881	0.3	68.7
Flint	28,015	25,972	-7.3	41,951	42,473	1.2	61.1
Grand Rapids	37,224	38,229	2.7	45,980	46,456	1.0	82.3
Kalamazoo	31,189	31,152	-0.1	42,022	44,166	5.1	70.5
Lansing	34,833	34,367	-1.3	40,774	42502	4.2	80.9
Muskegon	27,929	*27,929	0	38,008	41,911	10.3	66.6
Pontiac	31,207	27,802	-10.9	61,907	64,022	3.4	43.4
Saginaw	26,485	*26,485	0	38,637	39,957	3.4	66.3
Traverse City	37,330	*37,330	0	43,169	47,572	10.2	78.5
Warren	44,626	44,855	0.5	52,102	53,321	2.3	84.1
Wyoming	43,164	42,729	-1.0	45,980	46,456	1.0	92.0
Average	33,141	32,397	-2.2	47,029	48,280	2.7	67.1
State	44,667	46,039	3.1				

* In the four cities where 2005 data is lacking, the average figure assumes no change from the 1999 figure. Median Houschold incomes are represented in current dollars.

Source: U.S. Census Bureau; American Community Survey

Median household income increased only in Grand Rapids and Warren.



Grand Rapids showed the largest gain in median household income, but still lagged behind the state average, although it was the only city that outpaced its county in median household income growth.

Warren was the only other city where the median income increased over this period.

The three cities with the highest media household income (Ann Arbor, Warren, and Wyoming) still lag behind the state.

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Per Capita Income, 1999 and 2005

	City Per Capita Income 1999	City Per Capita Income 2005	Percent Change	County Per Capita Income 1999	County Per Capita Income 2005	County 1999-05 Percent Change	City as Percent of County
Ann Arbor	$26,419	$30,894	16.9	$27,173	$30,579	12.5	101.1
Battle Creek	18,424	*18,424	0	19,230	20,912	8.7	88.1
Detroit	14,717	15,042	2.2	20,058	21,871	9.0	68.8
Flint	15,733	15,931	1.3	20,883	22,510	7.8	70.8
Grand Rapids	17,661	18,608	5.4	21,629	23,691	9.5	78.5
Kalamazoo	16,897	20,088	18.9	21,739	24,689	13.6	81.4
Lansing	17,924	17,888	-0.2	21,079	23,633	12.1	75.7
Muskegon	14,283	*14,283	0	17,967	20,848	16.0	68.5
Pontiac	15,842	15,758	-0.5	32,534	34,959	7.5	45.1
Saginaw	13,816	*13,816	0	19,438	20,659	6.3	66.9
Traverse City	22,247	*22,247	0	22,111	24,888	12.6	89.4
Warren	21,497	22,716	5.7	24,446	25,773	5.4	88.1
Wyoming	19,287	19,520	1.2	21,629	23,691	9.5	82.4
Average (weighted)	16,767	17,554	4.7	23,472	25,586	9.0	
State	22,168	24,379	10.0				

Another measure of socioeconomic status is per capita income.

This measure is included as a companion measure to median household income, as it controls for changes in the number of person, in each household.

* In the four cities where 2005 data is lacking, the average figure assumes no change from the 1999 figure.

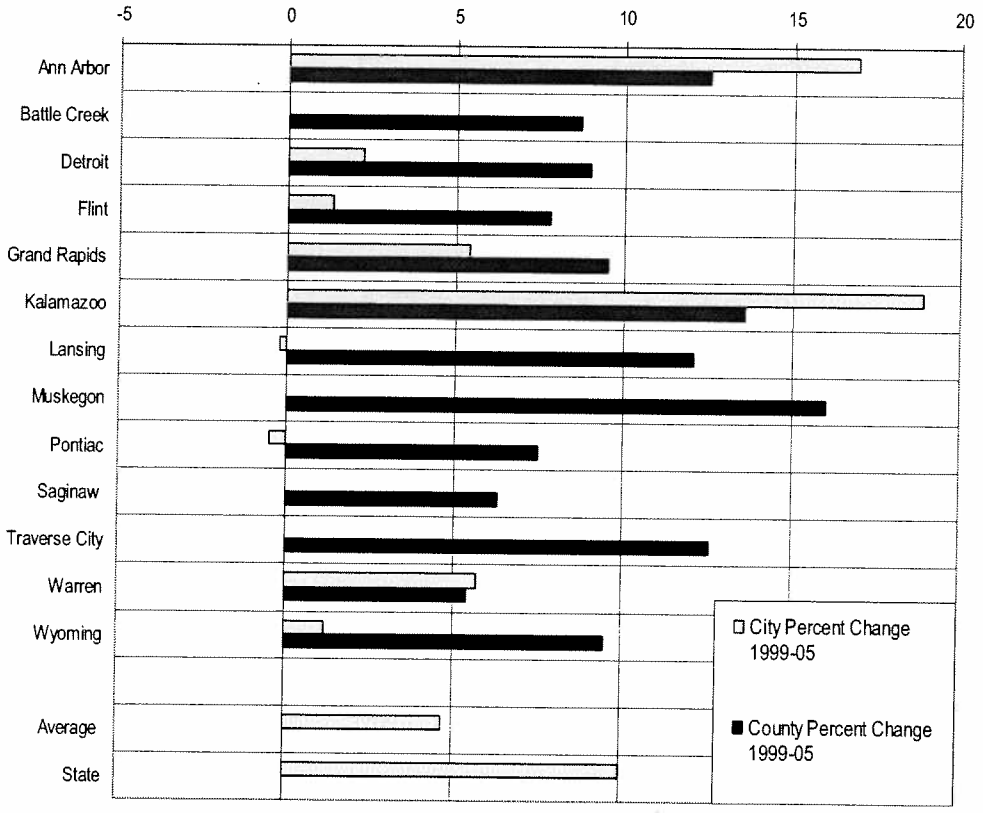
Source: U.S. Census Bureau; American Community Survey

Growth in per capita income was lower in most cities than in the surrounding counties.

Collectively, cities experienced a relatively meager increase in per capita income (4.7 percent) compared to the state as a whole (10 percent).

Cities also underperformed relative to counties, which experienced an 8.7 percent gain from the 1999-2005 period.

Of the nine cities for which there exists 2005 data, Lansing and Kalamazoo have fallen behind 1999 levels, while only Ann Arbor and Kalamazoo have experienced increases exceeding inflation.



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Poverty Rates, 2000 - 2005

An important measure of economic hardship in a city is the number of people living below the poverty line.

2000 Census poverty rates are compared to 2005 estimates for counties and for the eight cities for which estimates are available.

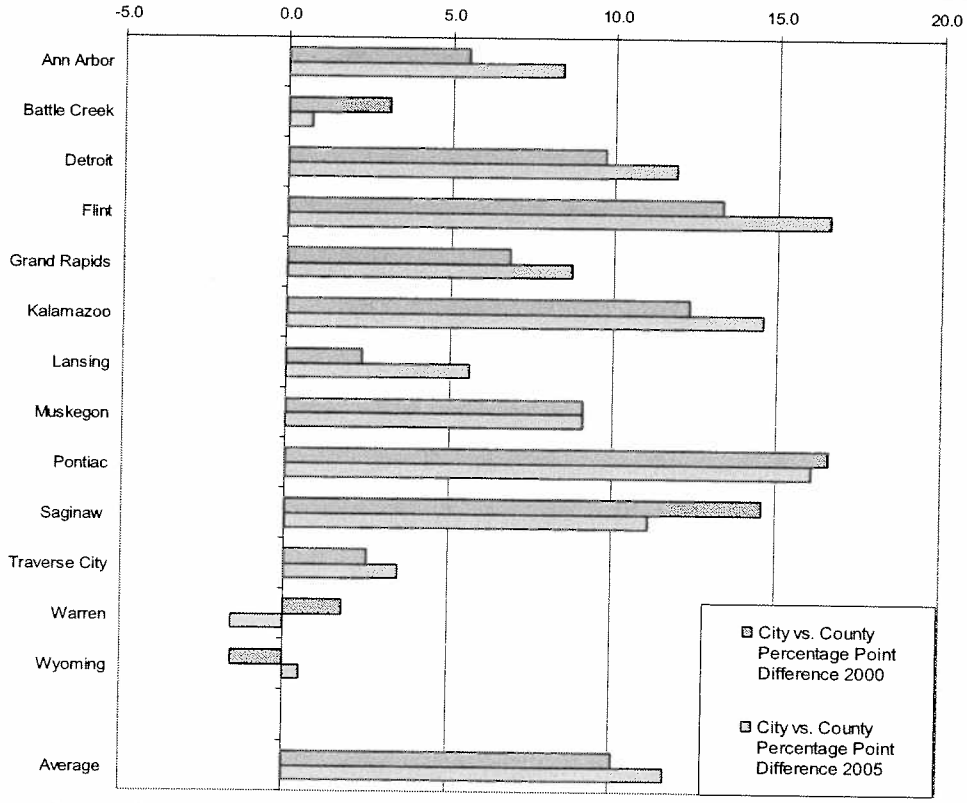
The poverty threshold in 2005 was $15,735 for a family of three.

	City Percent of Population in Poverty 2000	County Percent of Population in Poverty 2000	City vs. County Percentage Point Difference 2000	City Percent of Population in Poverty 2005	County Percent of Population in Poverty 2005	City vs. County Percentage Point Difference 2005
Ann Arbor	16.6	11.1	5.5	22.3	13.9	8.4
Battle Creek	14.4	11.3	3.1	*14.9	14.2	0.7
Detroit	26.1	16.4	9.7	31.4	19.5	11.9
Flint	26.4	13.1	13.3	32.5	15.9	16.6
Grand Rapids	15.7	8.9	6.8	20.8	12.1	8.7
Kalamazoo	24.3	12	12.3	30.2	15.6	14.6
Lansing	16.9	14.6	2.3	24.4	18.8	5.6
Muskegon	20.5	11.4	9.1	*22.4	13.3	9.1
Pontiac	22.1	5.5	16.6	22.7	6.6	16.1
Saginaw	28.5	13.9	14.6	*28.6	17.5	11.1
Traverse City	8.4	5.9	2.5	*11.5	8	3.5
Warren	7.4	5.6	1.8	11.7	13.3	-1.6
Wyoming	7.3	8.9	-1.6	12.6	12.1	0.5
Average	21.4	11.3	10.1	26.2	14.5	11.7
State	10.5			13.2		

* In Battle Creek, Muskegon, Saginaw and Traverse City, 2003 estimates from the U.S. Department of Housing and Urban Development were used.

Source: U.S. Census Bureau; American Community Survey

The poverty rate in Detroit, Flint, and Kalamazoo exceeded 30 percent in 2005.



The city versus county poverty gap widened in seven cities and narrowed in six.

In Ann Arbor, Detroit, Flint, Grand Rapids, Kalamazoo, Muskegon, and Saginaw, the city poverty rate was more than fifty percent higher than the county rate; in Pontiac the city rate was three times the county rate.

Warren is the only city with a lower poverty rate than its county.

Collectively, the 13 cities experienced an increase in the poverty rate of 22.4 percent, while counties increased by 28.3 percent.

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Growth in Urbanized Property Value

(State Equalized Valued), Annual Rate, 2000-2006

	All Property* 2000-2006	Residential 2000-2006	Commercial 2000-2006	Industrial 2000-2006
Washtenaw County	9.2%	10.3%	9.5%	7.6%
Ann Arbor	**8.8%**	**9.6%**	**9.6%**	**6.0%**
Calhoun County	5.7%	6.4%	4.1%	6.1%
Battle Creek	**4.5%**	**5.5%**	**2.8%**	**6.7%**
Wayne County	6.4%	7.2%	8.5%	6.7%
Detroit	**5.4%**	**6.5%**	**6.8%**	**5.6%**
Genesee County	6.5%	8.0%	6.5%	1.4%
Flint	**1.5%**	**5.3%**	**-0.02%**	**-1.1%**
Kent County	6.6%	7.7%	6.7%	5.4%
Grand Rapids	**6.2%**	**7.1%**	**6.6%**	**7.2%**
Kalamazoo County	6.7%	7.3%	8.0%	5.6%
Kalamazoo	**4.5%**	**6.0%**	**6.3%**	**3.6%**
Ingham County	7.4%	8.1%	7.2%	2.3%
Lansing	**6.4%**	**8.5%**	**6.0%**	**-1.0%**
Muskegon County	7.3%	7.8%	9.7%	3.5%
Muskegon	**3.3%**	**6.2%**	**3.4%**	**1.1%**
Oakland County	6.5%	7.4%	6.2%	6.9%
Pontiac	**8.5%**	**9.2%**	**13.8%**	**13.1%**
Saginaw County	5.0%	6.3%	6.0%	3.8%
Saginaw	**2.3%**	**4.6%**	**2.7%**	**2.1%**
Grand Traverse County	10.3%	11.2%	9.5%	7.0%
Traverse City	**7.1%**	**8.2%**	**7.0%**	**3.9%**
Macomb County	7.4%	7.8%	10.1%	7.5%
Warren	**4.7%**	**5.4%**	**7.7%**	**4.3%**
Kent County	6.6%	7.7%	6.7%	5.4%
Wyoming	**5.6%**	**7.1%**	**7.8%**	**2.2%**
Urban Average	5.7%	6.9%	7.1%	4.6%
County Average	6.8%	7.7%	7.6%	6.4%
State	**7.4%**	**8.4%**	**7.8%**	**6.4%**

* The column entitled All Property includes Residential, Commercial, and Industrial property as well as personal property, developmental real property, and timber-cutover real property.

Source: State Tax Commission

- Average growth rate in urban property values lagged behind both state and county growth rates.
- Lansing and Flint saw a reduction in industrial property values.
- Industrial and Commercial property values increased by over 13 percent per year in Pontiac.
- Statewide, property values increased 7.4 percent annually from 2000 to 2005, slightly slower than the 1990 to 2000 annualized rate of 7.6 percent.

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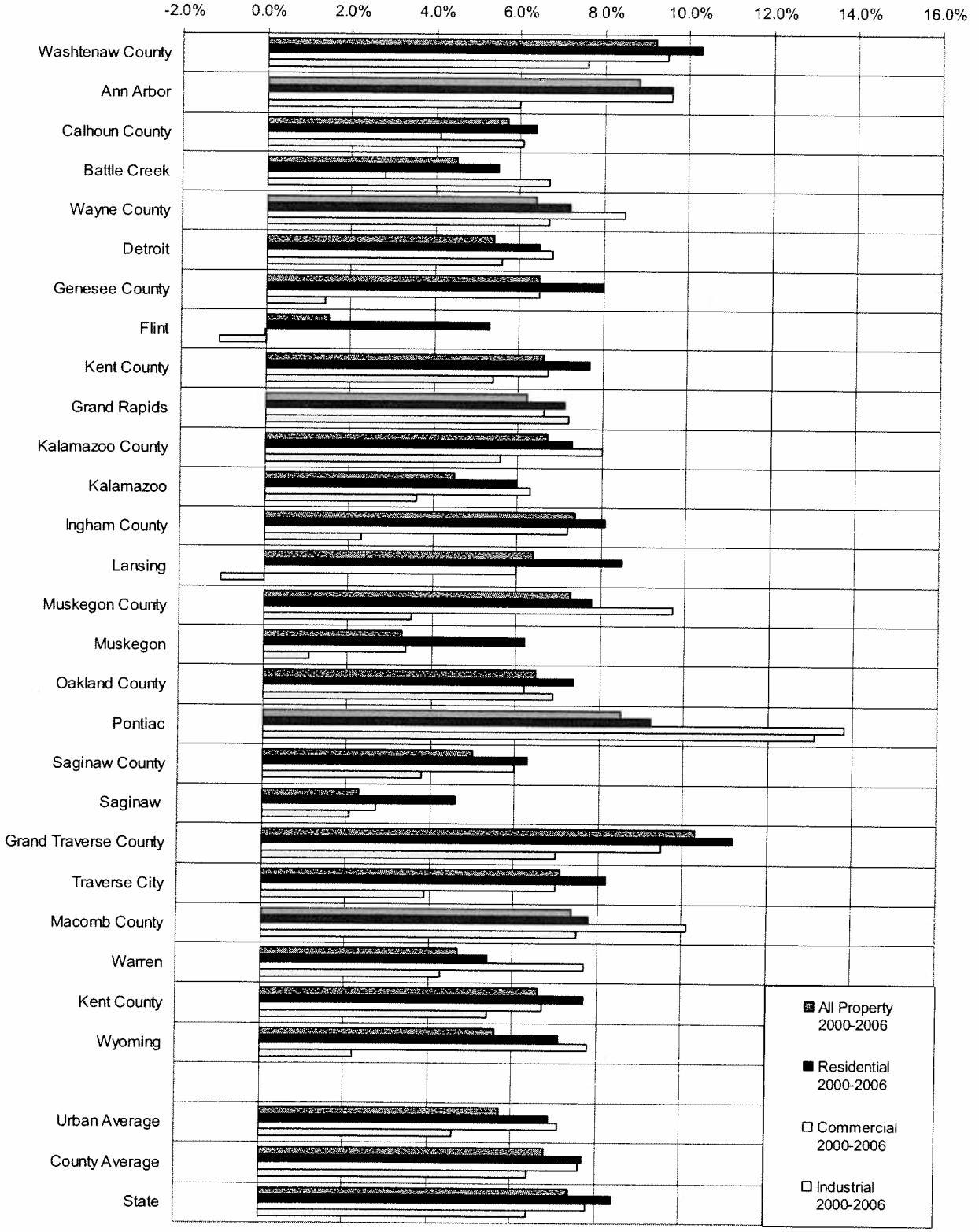
Growth in Urbanized Property Value

(State Equalized Valued), Annual Rate, 2000-2006



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Median Home Value, 1999 and 2005

	Median Home Value 1999	Median Home Value 2005	City Percent Change 1999-05	County Median Home Value 2005	County Percent Change 1999-05	City Value as Percent of County 2005	City vs. County Percentage Point Difference 1999-05
Ann Arbor	$178,500	$238,000	33.3	$228,000	34.0	104.4	-0.7
Battle Creek	70,800	*90,700	28.0	105,000	28.0	86.3	0.0
Detroit	62,800	88,000	40.1	136,000	34.7	64.7	5.5
Flint	49,100	65,000	32.4	127,000	33.7	51.2	-1.3
Grand Rapids	91,100	121,000	32.8	146,000	35.2	82.9	-2.4
Kalamazoo	80,700	102,000	26.4	138,000	43.8	73.9	17.4
Lansing	73,000	105,000	43.8	140,000	50.5	75.0	-6.7
Muskegon	60,200	*83,200	38.3	112,000	38.3	74.3	0.0
Pontiac	73,400	108,000	47.1	229,000	23.8	47.2	23.4
Saginaw	47,000	*65,000	38.3	112,000	38.3	58.0	0.0
Traverse City	123,800	*186,700	50.8	178,000	50.8	104.9	0.0
Warren	115,400	148,000	28.2	169,000	24.3	87.6	4.0
Wyoming	91,700	119,000	29.8	146,000	22.7	81.5	7.1
Average	77,500	106,200	37.0	160,000	30.7	66.4	6.3
State	115,600	149,300	29.2				

* In the four cities where 2005 data is lacking, the average figure assumes county trends.

Source: U.S. Census Bureau; American Community Survey

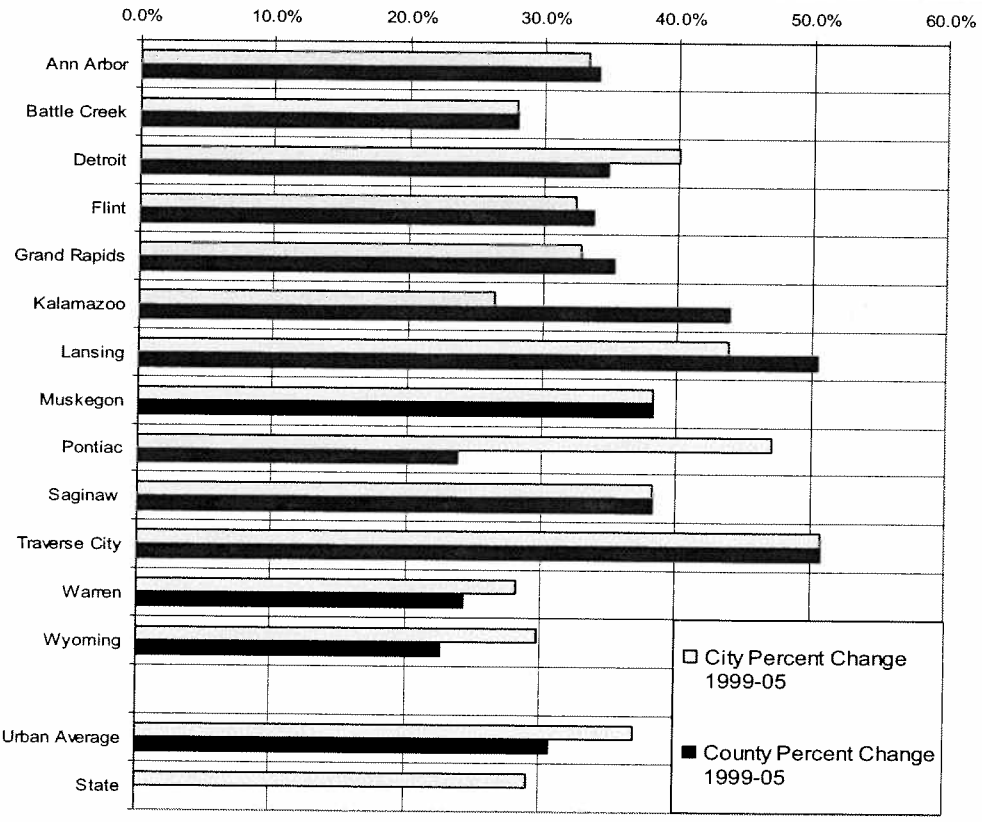
Urban housing values outpaced the state average of 29 percent for the 1999-2005 period, caused largely by large increases in Detroit, Lansing, Pontiac, and Warren.

Ann Arbor had the highest average home value in 2005, Flint had the lowest.

Urban housing values outpaced the state average of 29 percent for the 1999-2005 period, as a result of large increases in Detroit, Lansing, Pontiac, and Warren.

Pontiac and Oakland County had the largest difference in average housing valuations between city and county, 2005 median home valuations of the city were just over 50 percent of the county figure.

Overall, the estimated median value of owner-occupied housing in cities increased by more than six percentage points above the State average growth.



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Home Ownership, 2000 and 2005

Flint was the only city to record a substantial decline in home ownership.

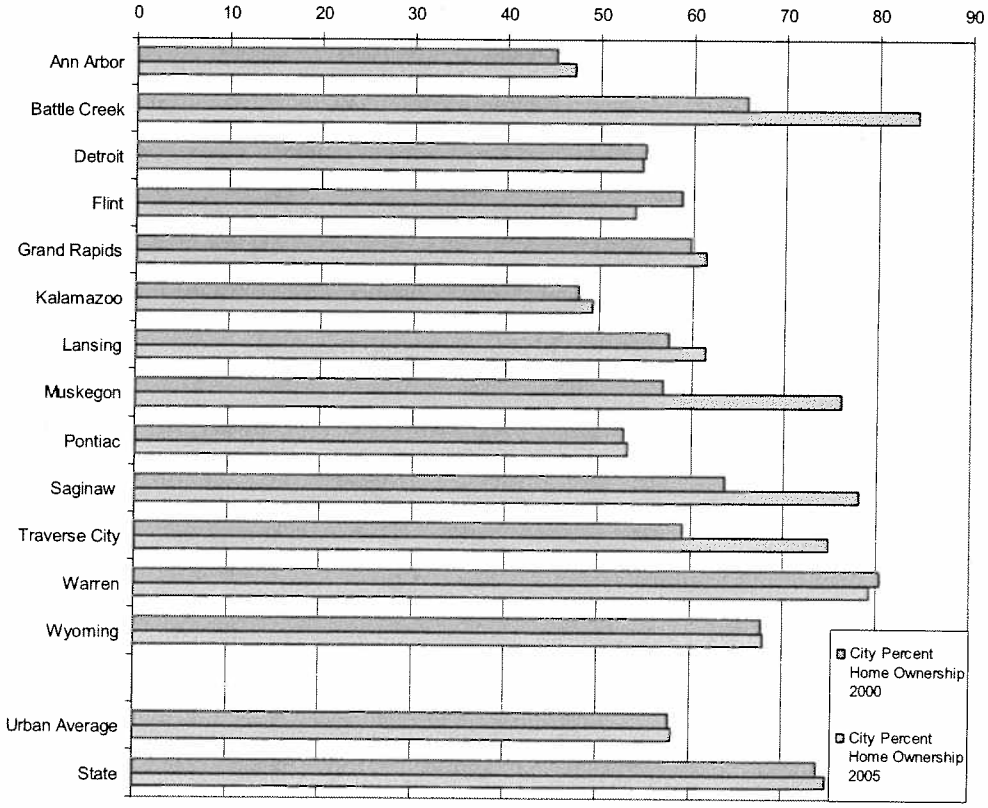
The highest home ownership rates were in the suburban communities of Warren and Wyoming.

	Occupied Housing Units 2000	Owner Occupied Homes 2000	Percent Home Ownership 2000	Occupied Housing Units 2005	Owner Occupied Homes 2005	Percent Home Ownership 2005	County Percent Home Ownership 2000	County Percent Home Ownership 2005
Ann Arbor	45,693	20,685	45.3	44,651	21,098	47.3	48.5	63.3
Battle Creek	21,348	14,044	65.8	*20,430	*13,496	66.1	58.7	75.1
Detroit	336,428	184,647	54.9	311,234	169,755	54.5	60.1	66.8
Flint	48,744	28,678	58.8	45,054	24,184	53.7	61.0	72.6
Grand Rapids	73,217	43,717	59.7	75,239	46,303	61.5	58.8	72.2
Kalamazoo	29,413	14,027	47.7	28,533	14,046	49.2	54.8	65.1
Lansing	49,505	28,488	57.5	49,552	30,486	61.5	51.8	63.7
Muskegon	14,569	8,284	56.9	*13,943	*7,961	57.1	61.2	82.1
Pontiac	24,234	12,786	52.8	23,513	12,495	53.1	66.7	76.4
Saginaw	23,182	14,749	63.6	*22,185	*14,174	63.9	62.2	76.3
Traverse City	6,443	3,805	59.1	*6,166	*3,657	59.3	58.1	73.7
Warren	55,551	44,659	80.4	55,326	43,900	79.3	70.0	79.8
Wyoming	26,536	17,948	67.6	26,416	17,936	67.9	58.8	72.2
Totals/Average	754,863	436,517	57.8	726,164	433,063	59.6	61.4	71.8
State	3,785,661	2,793,124	73.8	3,887,994	2,903,328	74.7		

* Figures based on 2000-2005 trends in the nine cities for which 2005 data was provided.

SOURCE: U.S. Census Bureau; American Community Survey

Most cities increased their rate of home ownership. The urban counties increase was more than 16 percent.



Ann Arbor and Kalamazoo, with large university populations, were the only cities with home ownership rates below 50 percent.

While city home ownership rates increased by nearly 2 percentage points from 2000-2005, county home ownership rates increased by over 10 percentage points over the same period.

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Crime Rates, 2000-2004

	Major Crime					Other Crime					Total Crime		
	Total 2000	(Per 1000) 2000	Total 2004	(Per 1000) 2004	Percent Change Per 1000	Total 2000	(Per 1000) 2000	Total 2004	(Per 1000) 2004	Percent Change Per 1000	(Per 1000) 2000	(Per 1000) 2004	Percent Change Per 1000
Ann Arbor	4,015	35.2	3,393	30.0	-14.9	5,510	48.3	4,434	39.1	-19.0	83.5	69.1	-17.3
Battle Creek	5,081	95.2	4,382	82.4	-13.5	5,427	101.7	4,880	91.7	-9.8	196.9	174.1	-11.6
Detroit	97,777	102.8	75,062	84.7	-17.6	3,597	37.8	27,610	31.1	-17.7	140.6	115.8	-17.6
Flint	11,187	89.5	9,704	81.9	-8.6	7,625	61.0	8,698	73.4	20.2	150.6	155.2	3.1
Grand Rapids	13,056	66.0	11,566	59.7	-9.6	2,254	114.0	17,347	89.5	-21.4	180.0	149.2	-17.1
Kalamazoo	6,075	78.7	4,658	64.1	-18.6	11,215	145.4	7,769	106.9	-26.5	224.1	170.9	-23.7
Lansing	6,958	58.4	5,689	49.2	-15.6	13,733	115.3	7,159	62.0	-46.2	173.1	111.2	-36.0
Muskegon	3,537	88.2	3,361	84.2	-4.5	9,455	235.8	8,014	200.8	-14.8	323.9	285.0	-12.0
Pontiac	4,707	71.0	4,001	59.4	-16.3	6,294	94.9	7,758	115.2	21.4	165.8	174.6	5.3
Saginaw	4,491	72.7	4,391	75.2	3.5	8,512	137.7	5,684	97.4	-29.3	210.4	172.6	-18.0
Traverse City	684	47.1	471	32.5	-31.1	1,384	95.2	1,288	88.7	-6.8	142.3	121.2	-14.8
Warren	4,094	28.3	5,251	38.8	31.0	5,330	38.6	7,158	52.9	37.2	68.2	91.7	34.5
Wyoming	2,656	38.3	2,452	35.0	-8.7	6,523	94.0	4,922	70.2	-25.4	132.3	105.2	-20.5
Urban Total	164,317	81.0	134,381	69.3	-14.5	139,522	68.8	112,721	58.1	-15.5	149.8	127.4	-14.9
State	401,398	40.4	356,753	35.2	-12.7	685,572	69.0	641,161	63.4	-8.2	109.4	98.6	-9.8

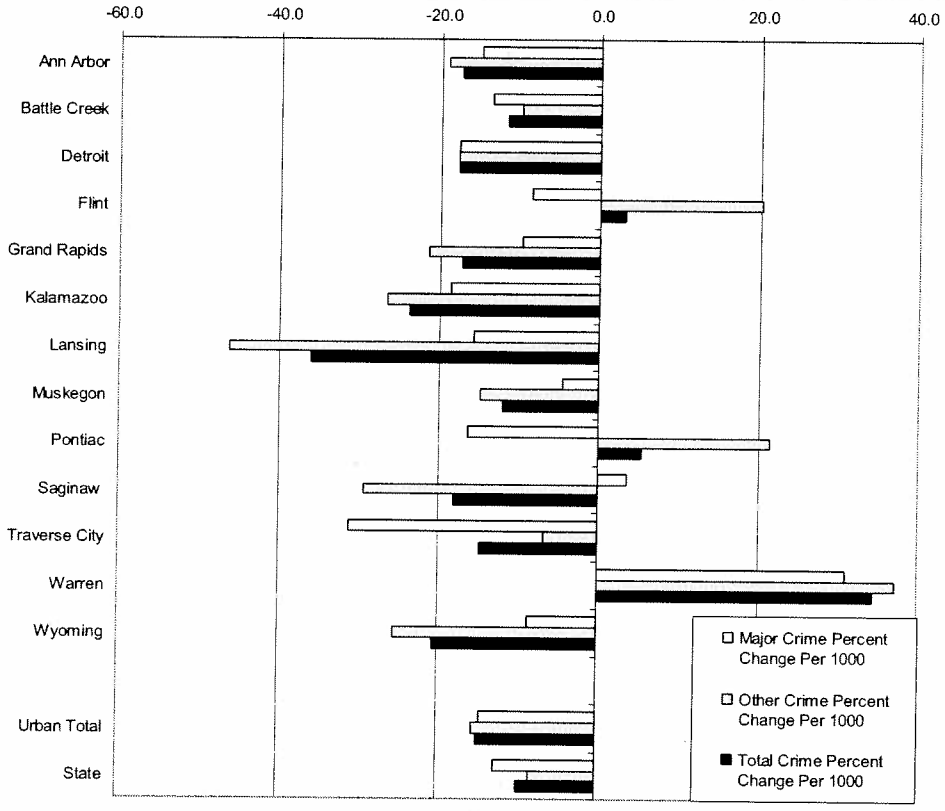
Note: Major crimes are murder, rape, robbery, assault, burglary, larceny, arson, and car theft. Other crimes are domestic violence and hate/bias crimes.

Source: 2004 Michigan Uniform Crime Report (Michigan State Police; Criminal Justice Information Center)

Incidents of major crime fell in all cities except for Saginaw and Warren.

From 2000 to 2004, incidents of major crime fell in all cities except for Saginaw and Warren, with Warren experiencing over a thirty percent increase in just four years. From 1990 to 2000, Warren experienced a drop in major crime rates of 53.8 percent.

Since 2000, total crime rates in all cities dropped by nearly 15 percent, over 5 percentage points better than the State decline of 9.8 percent.



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Michigan Educational Assessment Program (MEAP)

Percentage of Composite Passing Scores, School Years 2000 and 2005

This significant increase in MEAP scores is partially attributable to a school districts' pursuit of improved Adequate Yearly Progress (AYP) as defined by the No Child Left Behind Act of 2001. Since MEAP scores are an important component of AYP, districts have improved item and content analysis of previous tests, partially accounting for these significant increases.

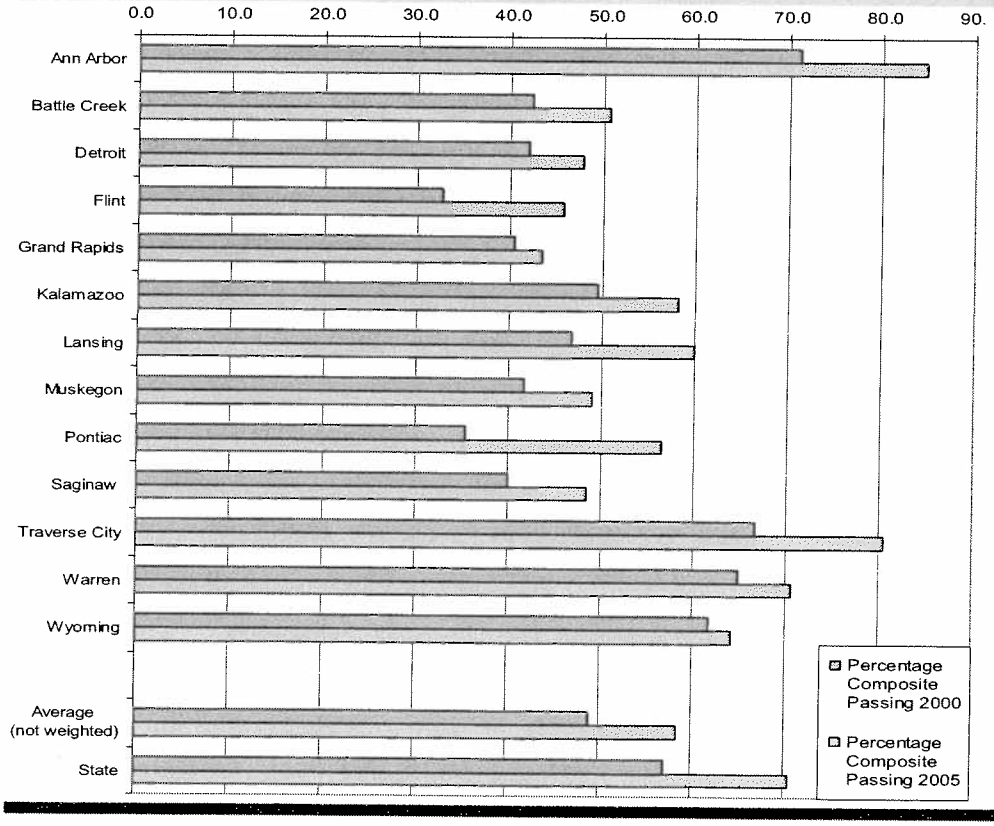
However, MEAP gains were even greater outside of cities, as only Ann Arbor Schools and Traverse City Schools outperformed their Intermediate School Districts.

					Percentage Point Difference	
	Percentage Composite Passing 2000	Percentage Composite Passing 2005	Percent Change	Intermediate School District Percentage Composite Passing 2005	Urban vs. ISD 2005	Urban vs. Statewide Average 2005
Ann Arbor Public Schools	71.2	84.7	19.0	77.1	7.6	14.1
Battle Creek School District	42.4	50.7	19.6	65.8	-15.1	-19.9
Detroit Public Schools	42.0	47.9	14.0	60.5	-12.6	-22.7
Flint Community Schools	32.6	45.8	40.5	68.8	-23.0	-24.8
Grand Rapids Public Schools	40.4	43.4	7.4	72.4	-29.0	-27.2
Kalamazoo School District	49.6	58.2	17.3	74.1	-15.9	-12.4
Lansing School District	46.7	60.1	28.7	73.5	-13.4	-10.5
Muskegon Public Schools	41.6	49.0	17.8	66.7	-17.7	-21.6
Pontiac School District	35.3	56.6	60.3	78.0	-21.4	-14.0
Saginaw City School District	39.9	48.5	21.6	56.8	-8.3	-22.1
Traverse City Area Public Schools	66.7	80.5	20.7	80.3	0.2	9.9
Warren Consolidated Schools	64.9	70.7	8.9	73.2	-2.5	0.1
Wyoming Public Schools	61.8	64.3	4.0	72.4	-8.1	-6.3
Average (not weighted)	48.9	58.5	19.7	70.7	-12.2	-12.1
State	57.1	70.6		70.6		

Note: School districts and their cities are rarely coterminous; all schools data are presented by district, not city.

Source: Center for Educational Performance and Information (CEPI); Michigan Department of Education.

MEAP test scores improved by nearly ten percentage points relative to the 1999-2000 school year.



MEAP scores are, for better or worse, the most widely cited measure of public school performance, due to the fact that they are the primary metric used by the State to gauge school performance.

MEAP tests are administered across several grade levels at all public (including charter) schools in the State. In the 2004-2005 school year, MEAP test scores improved in Michigan's cities by nearly ten percentage points relative to the 1999-2000 school year.

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MICHIGAN HIGHER EDUCATION LAND POLICY CONSORTIUM

Free and Reduced Lunch Program

	Percentage Eligible 2000	Percentage Eligible 2005	Percent Change	Percentage Eligible 2005 County/ISD	City vs. ISD Percent Difference 2005	City vs. State Percentage Point Difference 2005
Ann Arbor Public Schools	17.1	18.0	5.3	22.1	-18.6	-16.7
Battle Creek School District	50.2	66.0	31.5	40.1	64.6	31.3
Detroit Public Schools	68.5	72.0	5.1	48.0	50.0	37.3
Flint Community Schools	64.2	70.0	9.0	38.8	80.4	35.3
Grand Rapids Public Schools	65.4	77.0	17.7	37.6	104.8	42.3
Kalamazoo School District	59.6	61.0	2.3	35.9	69.9	26.3
Lansing School District	51.7	63.0	21.9	35.0	80.0	28.3
Muskegon Public Schools	66.5	80.0	20.3	48.3	65.6	45.3
Pontiac School District	63.9	74.0	15.8	18.7	295.7	39.3
Saginaw City School District	63.3	74.0	16.9	46.8	58.1	39.3
Traverse City Area Public Schools	23.1	28.0	21.2	30.5	-8.2	-6.7
Warren Consolidated Schools	14.8	24.0	62.2	22.6	6.2	-10.7
Wyoming Public Schools	30.9	48.0	55.3	37.6	27.7	13.3
Average (unweighted)	49.0	58.1	18.1	35.5	63.4	23.4
State	28.9	34.7	12.5			

Note: School districts and their cities are rarely coterminous; all schools data are presented by district, not city.

Source: Center for Educational Performance and Information (CEPI); Michigan Department of Education.

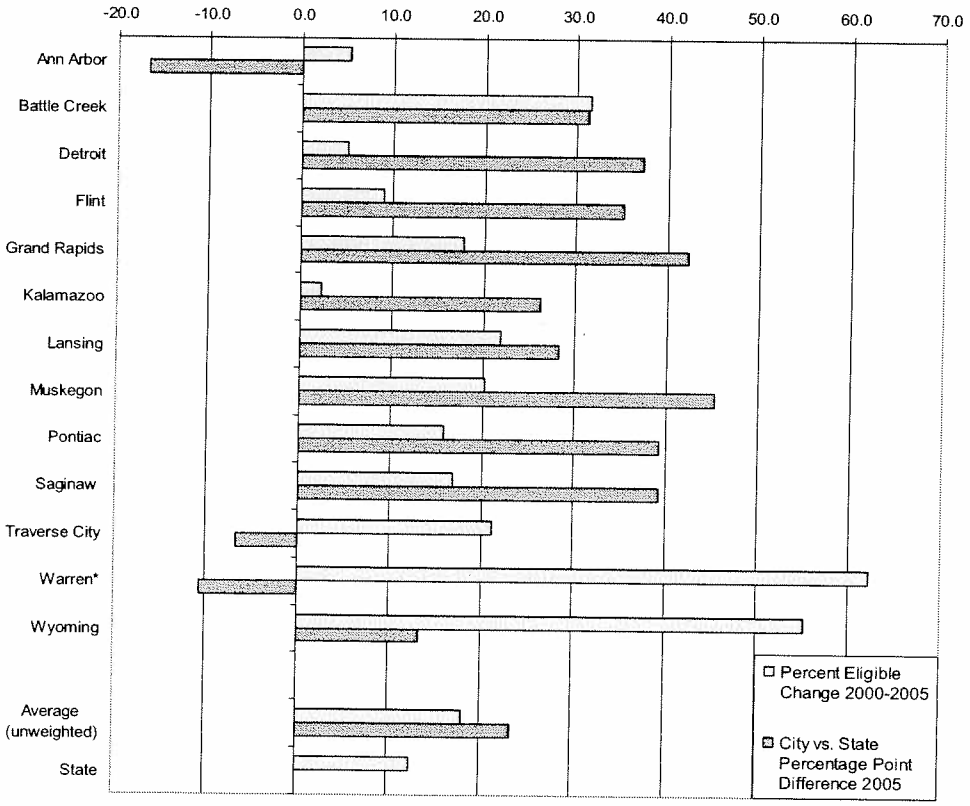
The percentage of students eligible for free and reduced lunches in public schools serves as a measure of socio-economic status of students in the district.

On average, the 13 school districts had an increase of 18.1 percent in students eligible for free and reduced lunches over the 2000-2005 period.

A number of districts saw a significant increase in eligible students, including Warren 62.2 percent, Wyoming 55.3 percent, and Battle Creek 31.5 percent.

Arguably, this measure is the best proxy available to assess poverty for families with children, and the working poor.

Only Ann Arbor, Warren, and Traverse City had lower rates of eligible students than their Intermediate School Districts.



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General Fund Revenues Per Pupil and Teacher Salaries, 2004-2005

A majority of school districts have higher per pupil funding than the State average.

Higher state revenue contributions are indicative of poor local districts with diminished tax bases.

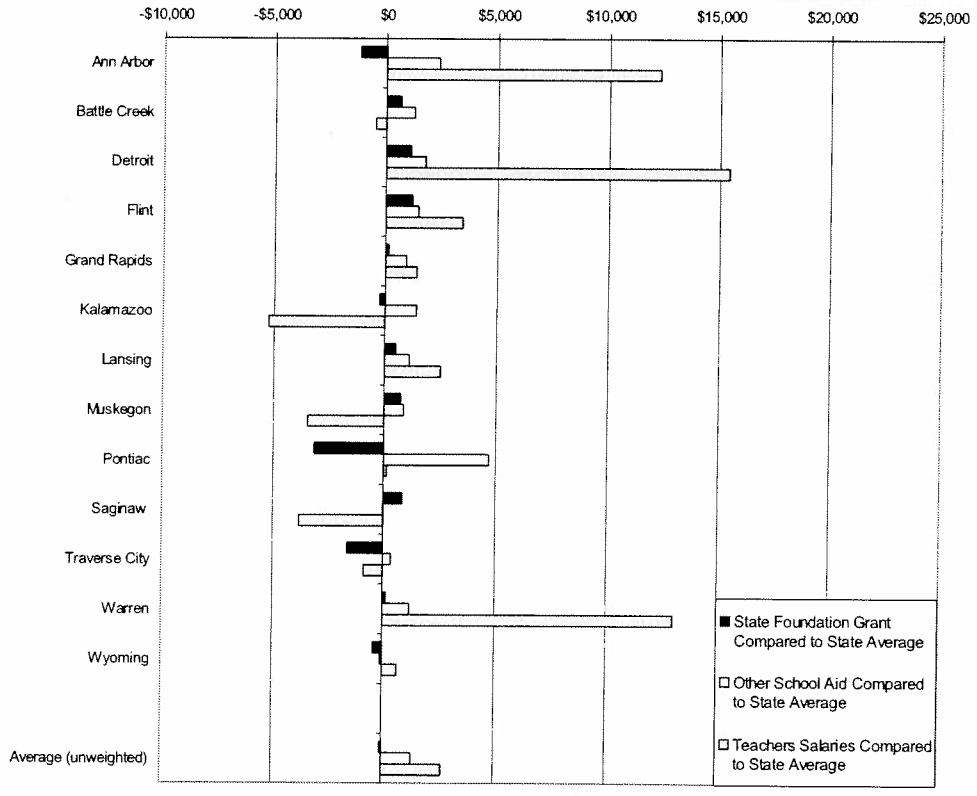
The three worst performing cities-Saginaw, Detroit, and Flint-have the highest state revenue contributions—$6,963, $7,223, and $7,330 respectively.

	General Fund Revenues Per Pupil			Teachers Salaries
	Local	State	Federal	Average
Ann Arbor Public Schools	$4,623	$4,973	$383	$66,303
Battle Creek Public Schools	2,718	6,808	1,159	53,484
Detroit Public Schools	1,157	7,233	1,727	69,379
Flint Community Schools	1,980	7,330	2,130	57,414
Grand Rapids Public Schools	1,980	6,273	1,468	55,365
Kalamazoo School District	2,786	5,860	1,239	48,731
Lansing School District	2,154	6,643	1,499	56,459
Muskegon Public Schools	1,655	6,909	1,774	50,499
Pontiac School District	5,329	2,989	1,775	54,103
Saginaw City School District	1,131	6,963	1,450	50,122
Traverse City Area Public Schools	2,738	4,528	252	53,088
Warren Consolidated Schools	3,468	6,291	344	66,972
Wyoming Public Schools	2,023	5,702	503	54,615
Average (unweighted)	2,596	6,039	4,317	56,656
State	1,857	6,145	584	53,959

Note: School districts and their cities are rarely coterminous; all schools data are presented by district, not city.

Source: Michigan Department of Education, 2004-05 Bulletin 1014 (May 2006).

Teachers' salaries in the districts exceeded the state average of $53,959, by an average of approximately $2,700.



Nine out of thirteen districts outpaced the average State Foundation Grant of 2004-2005 ($6,145), while eleven districts exceeded the statewide average amount of other aid to districts.

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K-12 Enrollment and Student Teacher Ratios, 2000-2005

	Enrollment			Students Per Teacher			
	2000	2005	Percent Change	Average 2000	ISD Average 2000	Average 2005	ISD Average 2005
Ann Arbor Public Schools	16,493	16,865	2.3	17.9	18.5	16.8	18.1
Battle Creek School District	7,725	7,237	-6.3	13.2	17.2	14.7	15.9
Detroit Public Schools	154,648	131,568	-14.9	17.3	18.4	18.9	18.8
Flint Community Schools	22,919	18,081	-21.1	16.4	18.9	17.8	19.4
Grand Rapids Public Schools	25,051	20,518	-18.1	17.3	17.6	14.3	17.3
Kalamazoo School District	11,259	10,238	-9.1	15.0	17.0	15.5	16.9
Lansing School District	17,620	15,615	-11.4	16.3	17.3	16.3	17.2
Muskegon Public Schools	6,423	5,406	-15.8	16.5	17.6	17.5	18.0
Pontiac School District	12,290	9,620	-21.7	19.3	17.8	14.9	17.7
Saginaw City School District	12,834	10,717	-16.5	17.9	17.9	15.3	17.1
Traverse City Area Public Schools	10,669	10,627	-0.4	18.2	17.2	18.8	17.0
Warren Consolidated Schools	14,260	15,463	8.4	18.4	19.1	20.7	20.0
Wyoming Public Schools	5,531	5,556	0.5	18.4	17.6	17.9	17.3
Average (unweighted)	317,722	277,511	-12.7	17.1	17.9	16.9	17.7
State	1,666,741	1,697,600	1.9	17.5		18.1	

Note: School districts and their cities are rarely coterminous; all schools data are presented by district, not city.
Enrollment and teacher counts based on Fall 2005 reported data

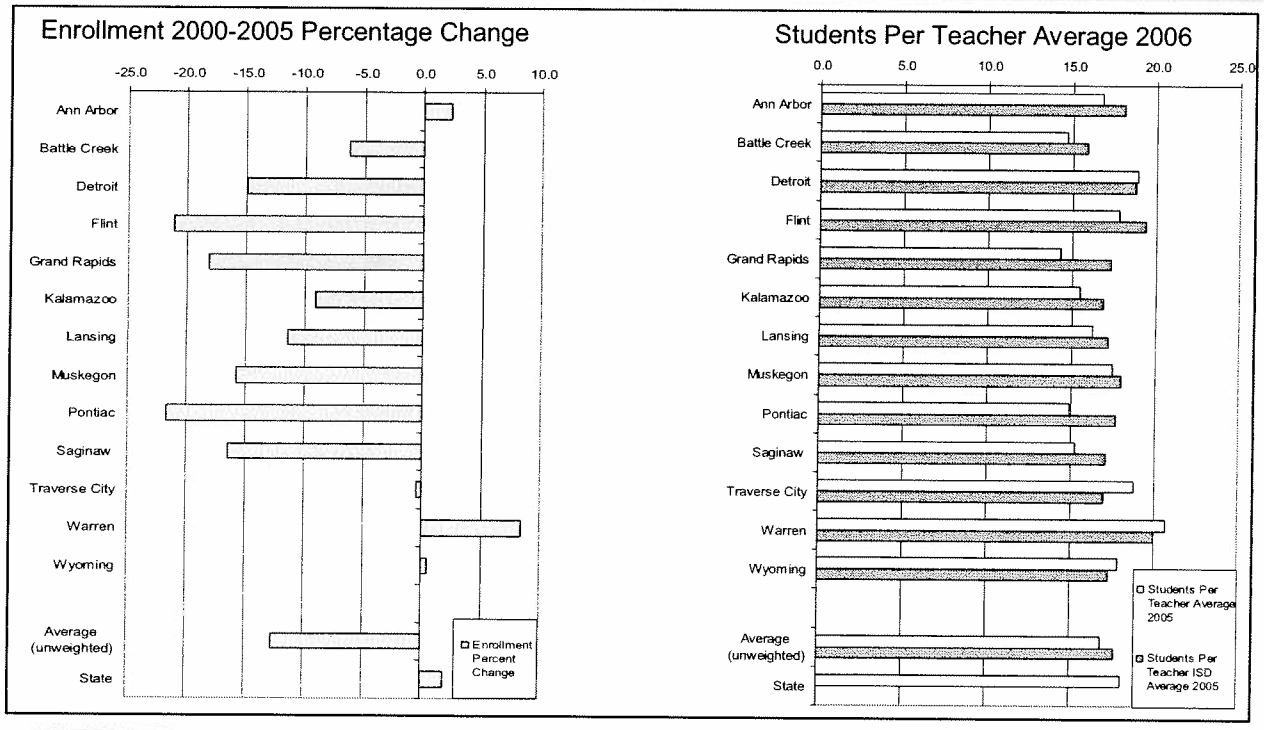
Source: Michigan Center for Educational Performance & Information; Michigan Department of Education.

While 2000-2005 enrollment is declining in 10 districts, class sizes are expanding or remaining static in 8 districts.

K-12 enrollment plummeted in Pontiac (-21.7 percent), Flint (-21.1 percent), and Grand Rapids (-18.1 percent).

Overall, urban school districts lost 12.7 percent of enrolled students. The statewide benchmark was a gain of approximately 30,000 students, or about two percent of 2000 enrollment figures.

Urban school districts have had declining enrollment except for Warren, Ann Arbor, and Wyoming.



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Dropout and Graduation Rates

School Years 1999-2000 and 2004-2005

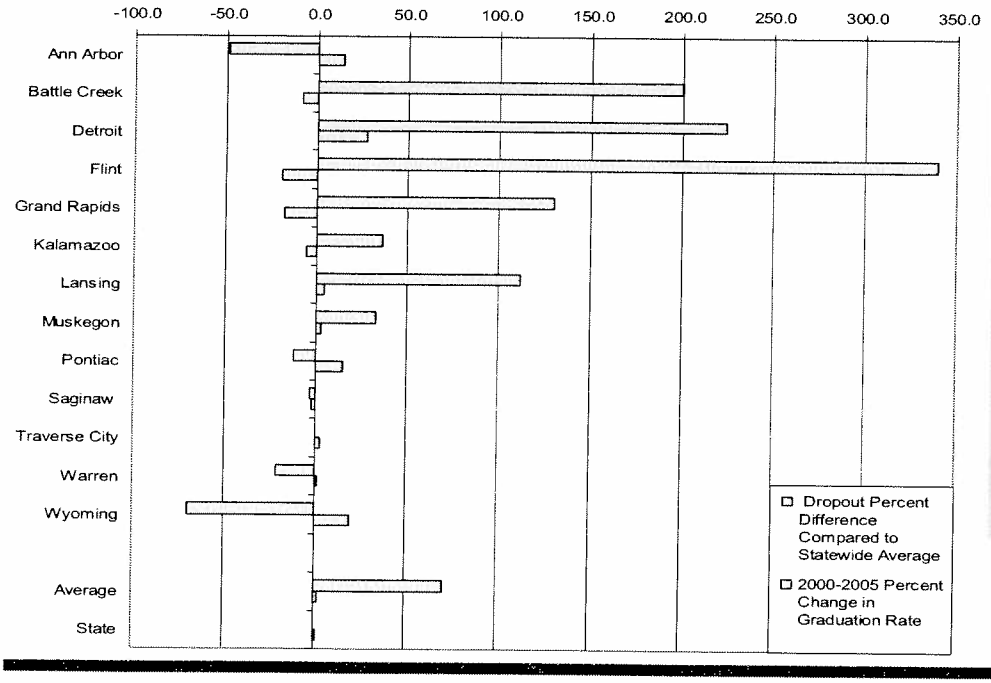
Eight school districts had both increased graduation rates and lower dropout rates in 2004-2005 as compared to 1999-2000: Ann Arbor Public Schools, Detroit Public Schools, Lansing School District, Muskegon Public Schools, Pontiac School District, Traverse City Area Public Schools, Warren Consolidated Schools, and Wyoming Public Schools.

Average dropout rates decreased slightly and graduation rates increased by just over 1 percent.

	1999-2000 Dropout Rate	2004-2005 Dropout Rate	2004-2005 Percent Difference Compared to ISD Average	Percent Difference Compared to Statewide Average	1999-2000 Graduation Rate	2004-2005 Graduation Rate	2000-2005 Percent Change	Percent Difference Compared to ISD Average
Ann Arbor Public Schools	4.8	1.7	-57.5	-48.5	81.6	93.3	14.3	9.9
Battle Creek School District	7.8	9.9	219.4	200.0	75.7	69.5	-8.2	-21.3
Detroit Public Schools	11.6	10.7	59.7	224.2	53.3	67.9	27.4	-11.6
Flint Community Schools	8.6	14.5	383.3	339.4	72.7	59.0	-18.8	-33.7
Grand Rapids Public Schools	2.3	7.6	261.9	130.3	90.7	74.7	-17.6	-18.6
Kalamazoo School District	3.3	4.5	125.0	36.4	87.7	82.7	-5.7	-10.3
Lansing School District	8.4	7.0	118.8	112.1	72.7	76.1	4.7	-13.6
Muskegon Public Schools	5.7	4.4	51.7	33.3	81.8	84.3	3.1	-8.8
Pontiac School District	7.3	2.9	52.6	-12.1	77.3	88.9	15.0	-4.0
Saginaw City School District	3.2	3.6	39.1	-3.0	88.4	86.8	-1.8	-5.0
Traverse City Area Public Schools	3.9	3.3	43.5	0.0	84.9	87.1	2.6	-4.4
Warren Consolidated Schools	2.9	2.6	4.0	-21.2	88.6	89.9	1.5	-.08
Wyoming Public Schools	5.3	1.0	-52.4	-69.7	80.5	96.0	19.3	4.6
Average	8.1	8.0	92.4	70.9	79.7	80.8	2.0	-9.0
State	3.6	3.3			86.6	87.7	1.3	

Note: School districts and their cities are rarely coterminous; all schools data are presented by district, not city.

Source: Michigan Center for Educational Performance & Information (CEPI), Michigan Department of Education



Both Ann Arbor Public Schools and Wyoming Public Schools had higher graduation rates than their respective ISD and the State.

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Government Finance Tax Collections, 2000 and 2005

	Taxes 2000	Taxes 2005	Percent Change	Taxes Per Capita 2000	Taxes Per Capita 2005
Ann Arbor	$49,992,000	$43,580,000	-12.8	$438	$385
Battle Creek	24,653,000	27,522,000	11.6	462	517
Detroit	662,039,000	674,824,000	1.9	696	761
Flint	41,070,000	33,029,000	-19.6	329	279
Grand Rapids	63,737,000	63,876,000	0.2	322	330
Kalamazoo	25,238,000	29,700,000	17.7	327	409
Lansing	53,362,000	61,204,000	14.7	448	530
Muskegon	12,245,000	14,522,000	18.6	305	364
Pontiac	26,849,000	26,561,000	-1.1	405	394
Saginaw	19,665,000	16,887,000	-14.1	318	289
Traverse City	6,031,000	7,553,000	25.2	415	520
Warren	48,473,000	56,379,000	16.3	351	417
Wyoming	8,316,000	10,263,000	23.4	120	146
Average	1,041,670,000	1,065,900,000	2.3	514	550

Source: Certified Annual Financial Reports

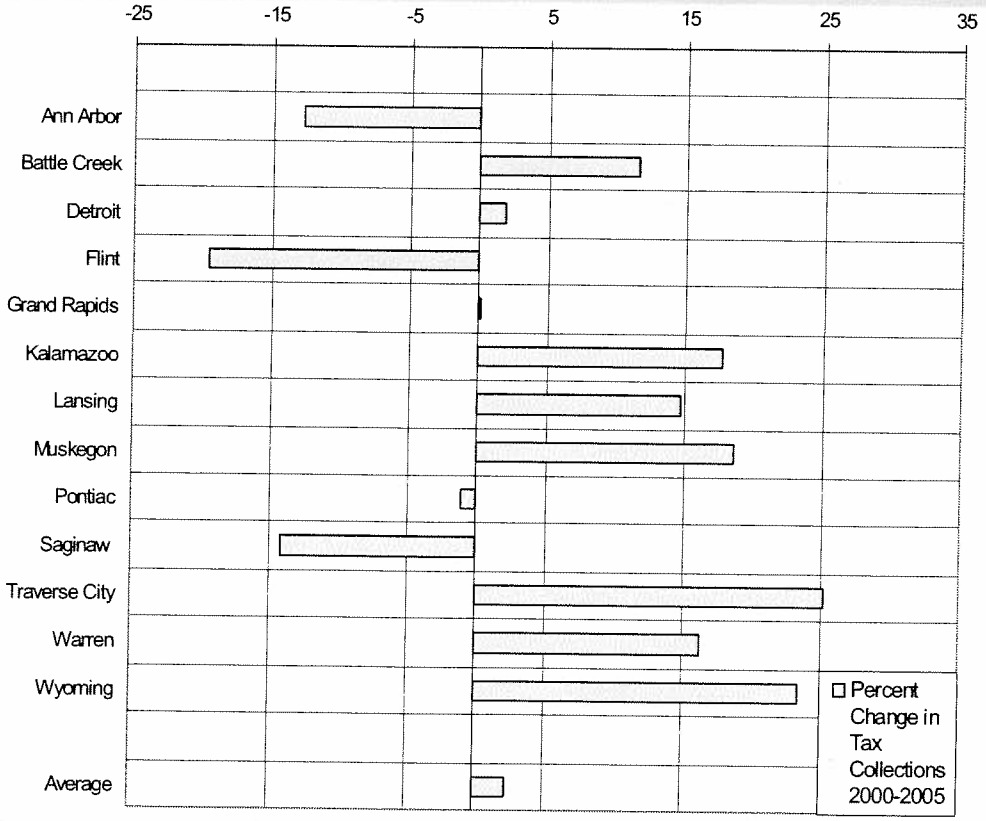
Flint suffered nearly a 20 percent loss over the period.

Detroit's rise of 1.9 percent is attributable in part to the casino tax levied on Detroit's three casinos.

Tax collections in cities lagged inflation, rising only 2.3 percent, on average, over the 2000-2005 period.

Tax collections include property, income, service, and casino taxes.

On a per capita basis, tax collections improved over the period by 7 percent.



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Total General Fund Revenues, 2000 and 2005

General fund revenues include property and income taxes, state revenue sharing, and federal aid.

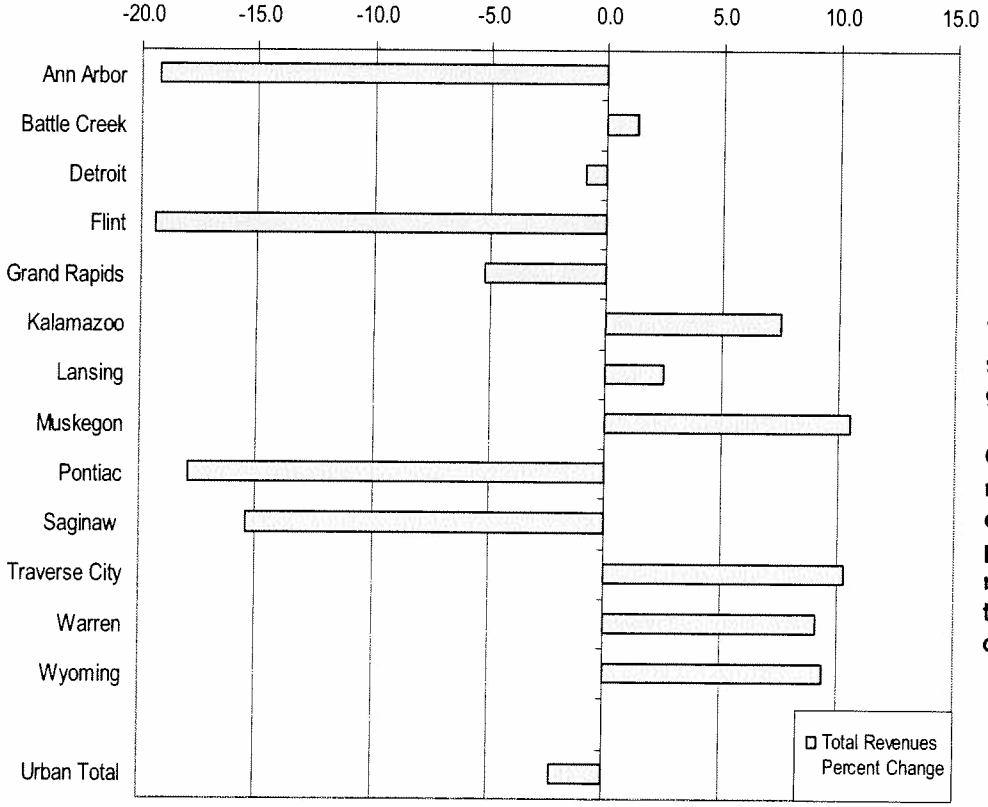
While total revenue for the cities grew by 21 percent from 1990 to 2000, the 2000 to 2005 period saw revenue to the cities drop by more than 2 percent. Had revenues kept pace with inflation during this time, they would have increased by about 13.5 percent.

On a per capita basis, revenue declined by 2.3 percent, dropping to $999.

	Total Revenues 2000	Total Revenues 2005	Percent Change	Revenues Per Capita 2000	Revenues Per Capita 2005
Ann Arbor	$86,668,000	$70,071,000	-19.2	$760	$615
Battle Creek	41,909,000	42,451,000	1.3	785	795
Detroit	1,369,415,000	1,357,023,000	-0.9	1,440	1,427
Flint	84,451,000	68,089,000	-19.4	676	545
Grand Rapids	113,076,000	107,200,000	-5.2	572	542
Kalamazoo	45,735,000	49,158,000	7.5	593	637
Lansing	100,295,000	102,800,000	2.5	842	863
Muskegon	21,452,000	23,694,000	10.5	535	591
Pontiac	59,612,000	48,936,000	-17.9	899	738
Saginaw	38,002,000	32,157,000	-15.4	615	520
Traverse City	10,895,000	12,019,000	10.3	750	827
Warren	82,141,000	89,646,000	9.1	594	648
Wyoming	21,309,000	23,317,000	9.4	307	336
Urban Total	2,074,959,000	2,026,561,000	-2.3	1,024	999

Source: Certified Annual Financial Reports

The 2000 to 2005 period saw total revenue to the cities drop by more than 2 percent.



Flint (-19.4 percent), Ann Arbor (-19.2 percent), Pontiac (-17.9 percent), and Saginaw (-15.4 percent) saw significant decreases in total revenues.

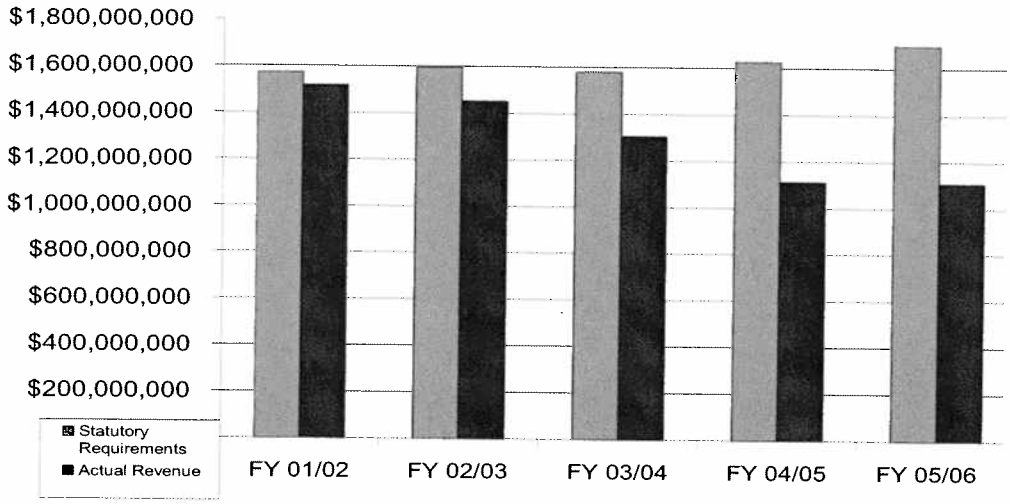
Muskegon (10.5 percent) and Traverse City (10.3 percent) saw significant increases in total general fund revenues.

General fund revenues do not account for any special assessments, enterprise funds, proprietary funds, or other means, of local revenue, and therefore, do not offer a complete financial picture.

MICHIGAN HIGHER EDUCATION LAND POLICY CONSORTIUM

Total State Shared Revenue, Fiscal Year 2001-2002 to 2005-2006

Cities, Villages, Townships, and Counties



Lost revenue sharing has grown more than ten-fold in five years.

Approximately 25 percent of local government revenue comes from revenue sharing.

Revenue sharing helps pay for local public services such as police and fire protection, roads, water, and sewer service.

	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06
Statutory Requirements	$1,571,300,000	$1,598,000,000	$1,580,600,000	$1,626,900,000	$1,699,500,000
Actual Revenue	1,517,300,000	1,451,400,000	1,304,700,000	1,112,600,000	1,108,700,000
Lost Revenue Sharing	**$54,000,000**	**$146,600,000**	**$275,900,000**	**$514,300,000**	**$590,800,000**

Note: Statutory Requirements for FY 01/02 through FY 04/05 were calculated based on constitutionally mandated revenue sharing. FY05/06 amounts are projected.

Source: Michigan Municipal League

The projected lost revenue sharing, in fiscal year 2005-06, is $590,800,000 statewide.

All cities lost revenue sharing dollars, with the lowest being 17 percent, in five years.

Traverse City had the greatest percentage decline in revenue sharing dollars—49 percent between 2000 and 2005.

Statutory Revenue Sharing Payments, by City, 2000 and 2005

	2000	2005	Actual Difference	Percent Difference
Ann Arbor	$6,466,412	$3,693,359	-$2,773,053	-43
Battle Creek	4,341,306	2,729,756	-1,611,550	-37
Detroit	264,280,580	220,151,807	-44,128,773	-17
Flint	14,280,163	11,345,723	-2,934,440	-21
Grand Rapids	12,204,296	10,074,283	-2,130,013	-17
Kalamazoo	7,142,140	5,198,057	-1,944,083	-27
Lansing	12,169,622	8,861,756	-3,307,866	-27
Muskegon	2,630,862	2,088,551	-542,311	-21
Pontiac	12,702,917	8,032,946	-4,669,971	-37
Saginaw	8,537,414	6,509,169	-2,028,245	-24
Traverse City	803,432	407,931	-395,501	-49
Warren	9,536,772	5,446,480	-4,090,292	-43
Wyoming	2,866,072	1,702,382	-1,163,690	-41

Source: State of Michigan, Department of Treasury

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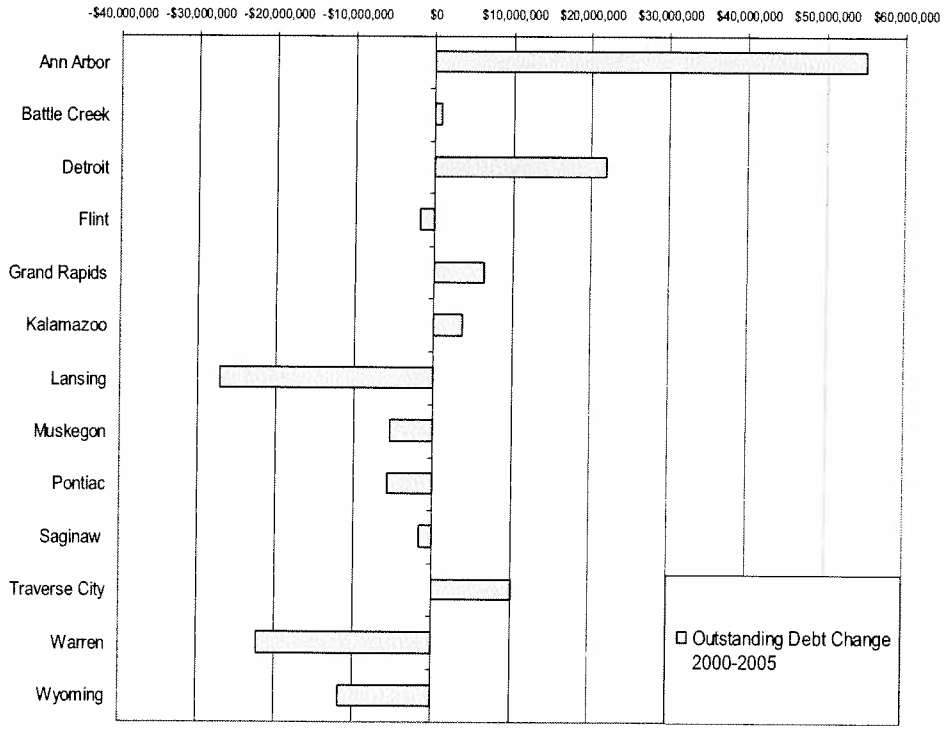
Government Finance: General Long-Term Debt*, 2000 and 2005

	Outstanding Debt 2000	Outstanding Debt 2005	Change	Debt Per Capita 2000	Debt Per Capita 2005
Ann Arbor	$0	$55,050,000	$55,050,000	$0	$486
Battle Creek	25,970,000	26,890,000	920,000	487	505
Detroit	909,079,000	931,000,000	21,921,000	956	1,050
Flint	31,690,000	29,900,000	-1,790,000	254	252
Grand Rapids	62,885,000	69,302,000	6,417,000	318	358
Kalamazoo	51,365,000	47,676,000	3,689,000	666	656
Lansing	47,443,000	20,233,000	-27,210,000	398	175
Muskegon	11,195,000	5,738,000	-5,457,000	279	144
Pontiac	33,130,000	27,414,000	-5,716,000	499	407
Saginaw	4,148,000	2,500,000	-1,648,000	67	43
Traverse City	673,000	10,950,000	10,277,000	46	754
Warren	36,940,000	14,760,000	-22,180,000	267	109
Wyoming	43,869,000	32,109,000	-11,760,000	632	458

*General long term debt encompasses all debt by the full "faith and credit" of the city in question, and is not a proxy for General Obligation Bond indebtedness.

Source: Certified Annual Financial Reports

Detroit has the highest per capita general long-term debt, $1,050.



Lansing reduced its general long-term debt by 57 percent between 2000 and 2005, the single highest reduction among the cities in this report.

Flint, Kalamazoo, Lansing, Muskegon, Pontiac, Saginaw, Warren, and Wyoming each reduced their general long-term debt in the first half of the decade.

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General Obligation Bond Rating, 1990, 2000 and 2005

	1990 Bond Rating	2000 Bond Rating	2005 Bond Rating
Ann Arbor	A+	AA+	AAA
Battle Creek	A+	A+	A+
Detroit	BBB	A-	BBB+
Flint	BBB+	Baa2*	Baa3*
Grand Rapids	A+	AA	Aa2*
Kalamazoo	AA	AA	AA
Lansing	AA	AA+	Aa3*
Muskegon	BBB	A	A
Pontiac	BBB	BBB+	Aa3*
Saginaw	A	A-	(n/a)
Traverse City	Aaa*	A	Aaa*
Warren	Aaa*	A+	AA-
Wyoming	A*	A+	AA

* Moody's Bond Ratings

Source: Standard & Poors, Inc. (ratings effective 6/30/05)

Four cities saw their general obligation bond ratings decline over the past five years.

Other categories of bonds (schools, municipal revenue, industrial development) may have different ratings.

All cities have investment grade bond ratings.

In assigning a rating for general obligation bonds, the rating agencies assess the following factors:

- Economy
- Debt structure
- Financial condition
- Demographic factors
- Management practices of the governing body of administrators.

Bond Rating Chart

	Moody's	Standard and Poor's
Best Quality	Aaa	AAA
High Quality	Aa1	AA+
	Aa2	AA
	Aa3	AA-
Upper Medium Grade	A1	A+
	A2	A
	A3	A-
Medium Grade	Baa1	BBB+
	Baa2	BBB
	Baa3	BBB-

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Infant Mortality Rate

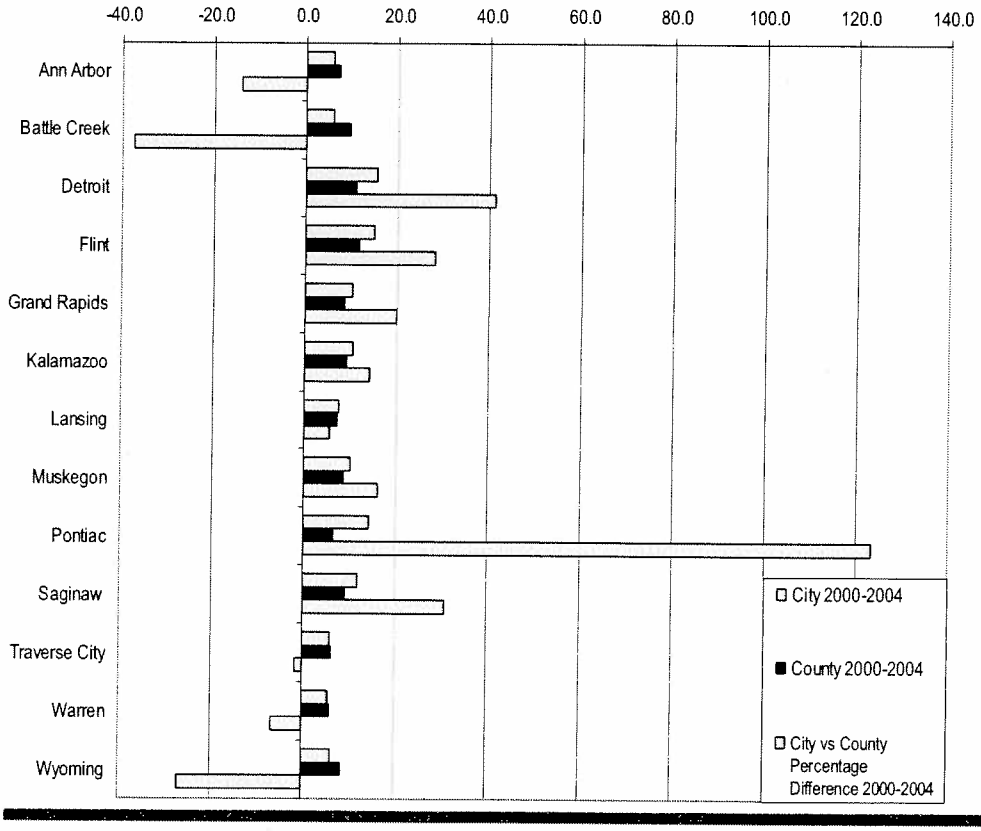
1996-2000 and 2000-2004 (Deaths per 1,000 Live Births)

Pontiac, Detroit, Saginaw, and Flint had the highest rates relative to their counties, while Battle Creek, Wyoming, Ann Arbor, and Warren outperformed their counties.

	City 1996-2000	City 2000-2004	Percent Change	County 2000-2004	City vs. County Percent Difference 2000-2004
Ann Arbor	6.5	6.1	-6.2	7.1	-14.1
Battle Creek	6.2	6.0	-3.2	9.6	-37.5
Detroit	15.0	15.4	2.7	10.9	41.3
Flint	15.3	15.0	-2.0	11.7	28.2
Grand Rapids	9.6	10.2	6.3	8.5	20
Kalamazoo	7.9	10.5	32.9	9.2	14.1
Lansing	8.5	7.6	-10.6	7.2	5.6
Muskegon	10.1	10.1	0.0	8.7	16.1
Pontiac	15.2	14.3	-5.9	6.4	123.4
Saginaw	11.7	11.9	1.7	9.1	30.8
Traverse City	6.2	6.1	-1.6	6.2	-1.6
Warren	6.0	5.5	-8.3	5.9	-6.8
Wyoming	6.2	6.2	0.0	8.5	-27.1
Average	12.0	12.1	0.8	8.6	29.0
State	8.1	8.1			

Source: Michigan Department of Community Health.

Michigan's top three performing cities—Ann Arbor, Traverse City, and Wyoming—had the lowest infant mortality rates.



Infant mortality rates are a general measure of health care and neo-natal accessibility for city residents.

Infant mortality rates climbed marginally in cities and remained stable at the State level from the 1996-2000 to 2000-2004 periods.

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Heart Disease Death Rate, 2000 and 2005

(Deaths per 100,000 Residents)

	City 2000	City 2005	Percent Change	County 2005	City vs. County Percent Difference 2005
Ann Arbor	136.8	95.3	-30.3	144.3	-33.9
Battle Creek	348.5	268.8	-22.9	248.6	8.1
Detroit	344.4	322.1	-6.5	300.2	7.3
Flint	303.3	282.6	-6.8	247.6	14.1
Grand Rapids	266.9	235.3	-11.8	184.0	27.9
Kalamazoo	255.4	205.0	-19.8	181.5	12.9
Lansing	242.6	219.0	-9.7	188.7	16.1
Muskegon	336.6	320.6	-4.7	286.1	12.1
Pontiac	242.7	231.7	-4.5	212.0	9.3
Saginaw	325.2	306.7	-5.7	277.6	10.5
Traverse City	357.8	379.0	5.9	221.5	71.1
Warren	365.9	368.8	0.8	287.8	28.2
Wyoming	152.8	149.7	-2.0	184.0	-18.6
Average	304.3	279.6	-8.1	247.7	12.9
State	276.0	248.2	-10.0		

Source: Michigan Department of Community Health.

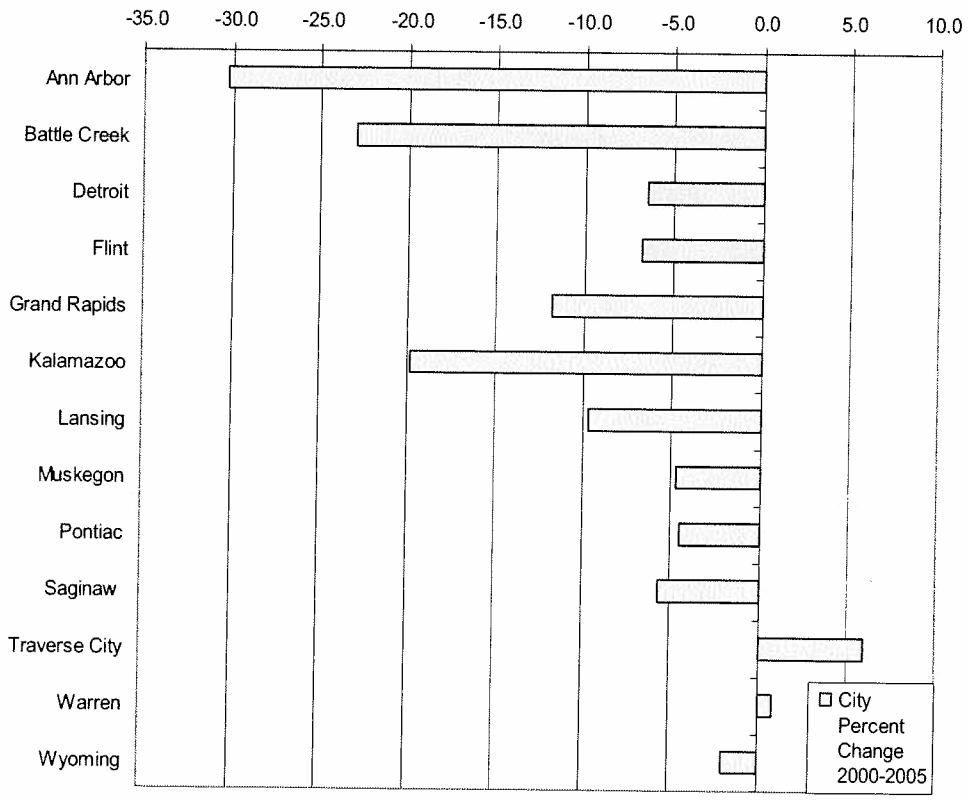
The death rate from heart disease was lowest in Ann Arbor; that city's rate was just one-third of Warren's.

Five cities saw their heart disease death rates decline by more than ten percent.

Heart disease deaths declined substantially in all cities, but remained above the county average in most cities.

Most cities had heart disease rates higher than their county's; Wyoming and Ann Arbor are the exceptions.

Traverse City had the highest rate relative, to its county and the third-highest city rate overall.



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Cancer Death Rate, 2000 and 2005

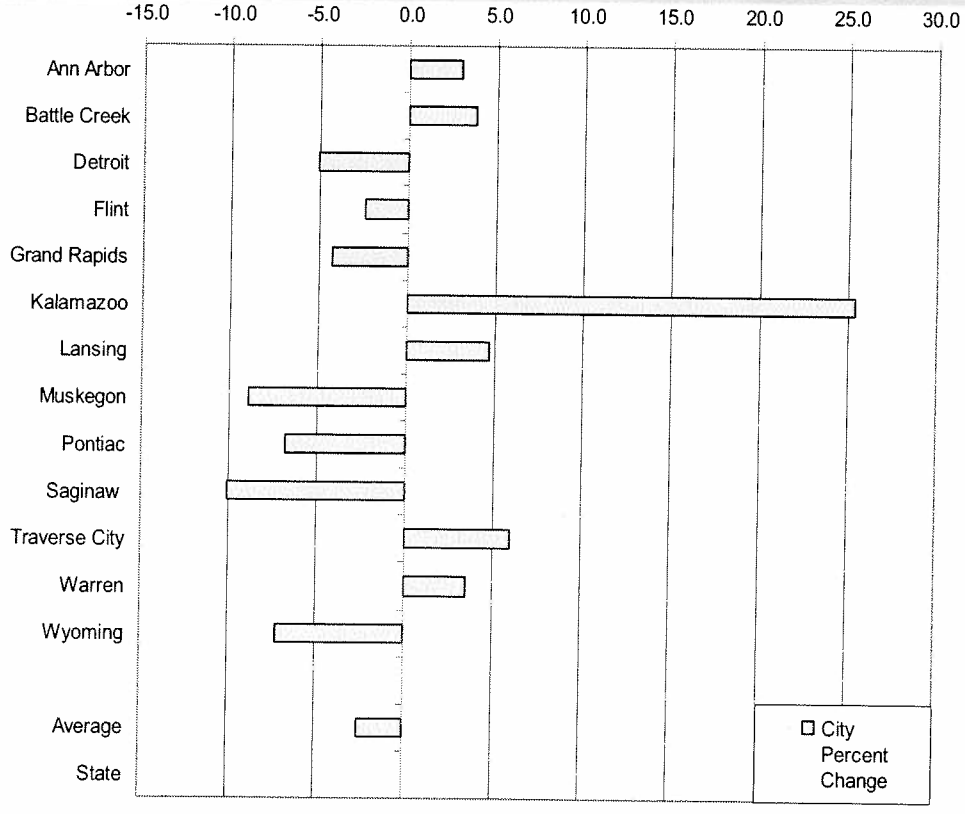
(Deaths per 100,000 Residents)

Ann Arbor had the lowest cancer death rate while Traverse City had the highest.

	City 2000	City 2005	Percent Change	County 2005	City vs. County Percent Difference 2005
Ann Arbor	117.5	121.8	3.0	132.2	-7.9
Battle Creek	213.6	221.8	3.8	220.6	0.5
Detroit	203.0	192.7	-5.1	200.5	-3.9
Flint	216.9	211.7	-2.4	209.5	1.1
Grand Rapids	188.1	180.1	-4.3	159.2	13.1
Kalamazoo	142.6	178.8	25.4	192.5	-7.1
Lansing	162.9	170.5	4.7	147.5	15.6
Muskegon	266.6	243.0	-8.9	201.1	20.8
Pontiac	167.3	155.9	-6.8	169.8	-8.2
Saginaw	268.8	241.6	-10.1	214.5	12.6
Traverse City	234.0	248.1	6.0	178.6	38.9
Warren	252.0	260.9	3.5	203.9	28.0
Wyoming	161.5	149.7	-7.3	159.2	-6.0
Average	199.6	192.3	-2.6	184.3	3.1
State	198.5	198.4	0.0		

Source: Michigan Department of Community Health.

Cancer death rates have, on average, remained stable in the cities but are generally higher than the county rates.



Kalamazoo and Lansing experienced double-digit increases in cancer deaths per 100,000 residents from 2000 to 2005.

Muskegon, Wyoming, and Saginaw saw double-digit decreases in this measure.

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Hazardous Waste Treatment, Storage and Disposal Facilities, 2005

	City 2005	County 2005	City as Percent of County 2005	City as Percent of State 2000	City as Percent of State 2005
Ann Arbor	3	8	37.5	1.7	1.6
Battle Creek	1	2	50.0	0.4	0.5
Detroit	24	54	44.4	10.3	12.6
Flint	11	13	84.6	5.1	5.8
Grand Rapids	9	15	60.0	3.8	4.7
Kalamazoo	8	10	80.0	4.7	4.2
Lansing	5	9	55.5	2.6	2.6
Muskegon	5	10	50.0	2.6	2.6
Pontiac	5	19	26.3	2.1	2.6
Saginaw	6	6	100.0	2.6	3.1
Traverse City	0	0	0.0	0	0
Warren	4	9	44.4	1.7	2.1
Wyoming	3	15	20.0	1.3	1.6
Total	**84**	**155**	**54.2**	**38.9**	**44**
State	191				

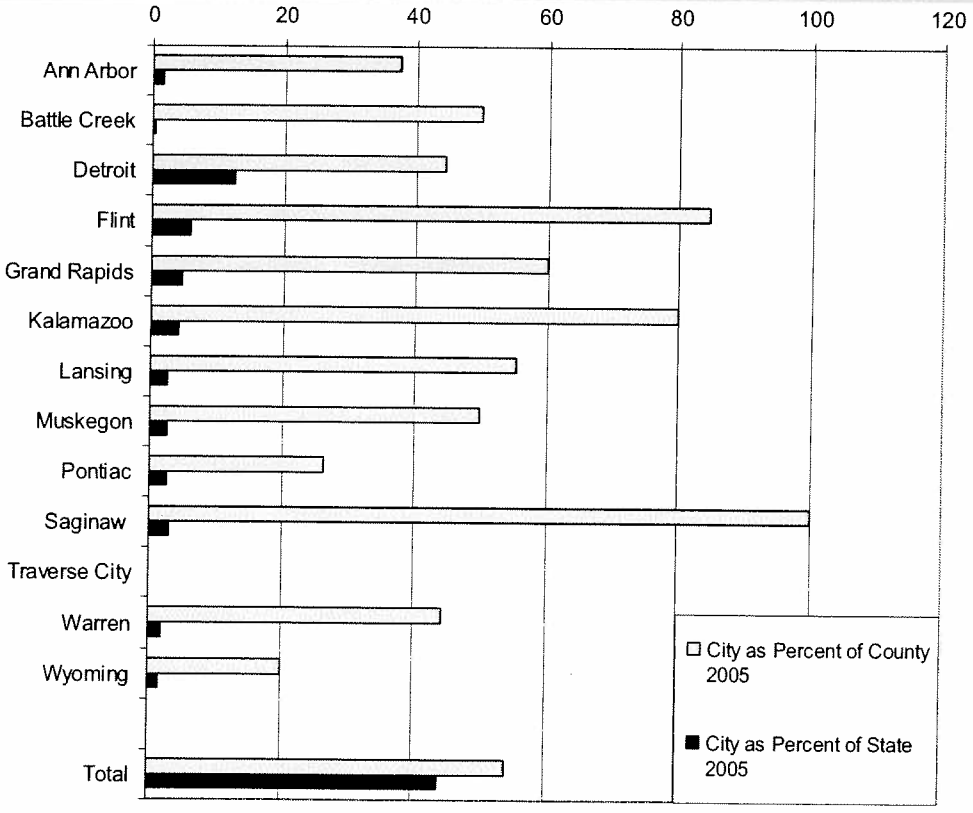
Source: Waste Management Division of the Michigan Department of Environmental Quality.

An indicator of the environmental condition of a city is the number of hazardous waste treatment, storage, and disposal facilities located within its borders.

In 2000, the total number of facilities in cities was 91, in counties 154, and statewide, 234.

The decline in the number of hazardous water facilities in cities was not as rapid as the decline statewide.

Despite the drop in number of facilities statewide and in cities from 2000 through 2005, Michigan's cities host a higher proportion of facilities as a percentage of such facilities statewide. In other words, the decline in the number of hazardous water facilities in cities was not as rapid as the decline statewide.



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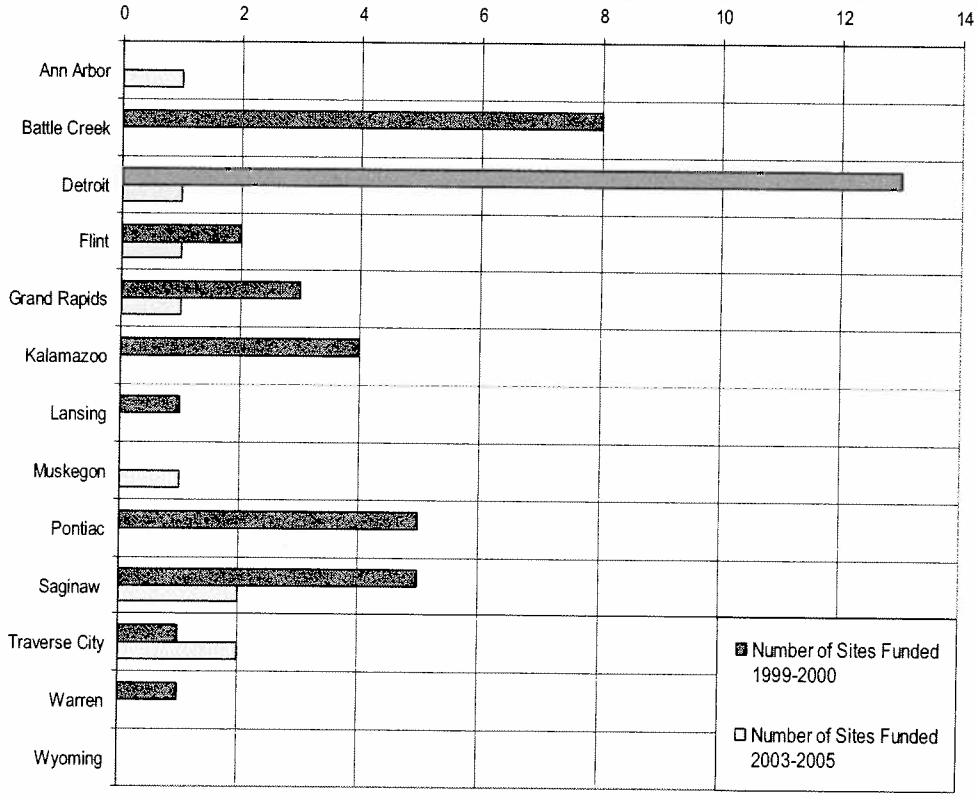
Brownfield Redevelopment, 1999-2000 and 2003-2005

While the number of Brownfield sites funded between 2003 and 2005 has dropped precipitously relative to the 1999-2000 period, it is important to note that the 1999-2000 set of projects immediately followed the passage of the 1998 Clean Michigan Initiative (CMI) which provided a significant increase in available funds for Brownfield projects during that period.

	Number of Sites Funded 1999-2000	Amount Approved for Assessment and Reclamation 1999-00	Number of Sites Funded 2003-2005	Amount Approved for Assessment and Reclamation 2003-05
Ann Arbor	0	0	1	$1,000,000
Battle Creek	8	$4,400,000	0	0
Detroit	13	11,572,000	1	500,000
Flint	2	220,000	1	306,000
Grand Rapids	3	400,000	1	500,000
Kalamazoo	4	216,000	0	0
Lansing	1	2,270,000	0	0
Muskegon	0	0	1	1,000,000
Pontiac	5	280,000	0	0
Saginaw	5	425,000	2	502,000
Traverse City	1	250,000	2	2,000,000
Warren	1	681,000	0	0
Wyoming	0	0	0	0
Total	43	$20,714,000	9	$5,808,000
State		$77,000,000		

Source: Department of Environmental Quality.

Nine projects funded during the 2003-2005 period averaged approximately $650,000 per project.



On a per project funding basis, the nine projects funded during the 2003-2005 period averaged approximately $650,000 per project, compared to the 43 projects funded during 1999-2000, which averaged approximately $480,000 per project.

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Toxic Release Inventory, On-Site Releases 1999 and 2004

	City 1999	City 2004	Percent Change	County 1999	County 2004	City as Percent of County 1999	City as Percent of County 2004	City as Percent of State 1999	City as Percent of State 2004
Ann Arbor	30,000	18,000	-41.2	281,000	116,000	10.7	15.1	0.0	0.0
Battle Creek	73,000	35,000	-51.9	370,000	65,000	19.7	53.7	0.1	0.1
Detroit	2,415,000	1,611,000	-33.3	18,677,000	7,025,000	12.9	22.9	2.5	2.6
Flint	671,000	519,000	-22.6	1,847,000	565,000	36.3	91.9	0.7	0.8
Grand Rapids	1,549,000	203,000	-86.9	2,660,000	425,000	58.2	47.7	1.6	0.3
Kalamazoo	1,505,000	1,089,000	-27.6	1,516,000	1,090,000	99.3	99.9	1.5	1.8
Lansing	2,566,000	3,200,000	24.7	2,598,000	3,317,000	98.8	96.5	2.6	5.2
Muskegon	1,763,000	1,454,000	-17.5	1,812,000	1,482,000	97.3	98.2	1.8	2.4
Pontiac	1,743,000	1,491,000	-14.5	4,863,000	2,045,000	35.8	72.9	1.8	2.4
Saginaw	1,587,000	414,000	-73.9	1,624,000	426,000	97.7	97.2	1.6	0.7
Traverse City	45,000	22,000	-50.0	45,000	22,000	100.0	100.0	0.0	0.0
Warren	391,000	603,000	54.2	1,311,000	1,017,000	29.8	59.3	0.4	1.0
Wyoming	41,000	4,000	-90.2	2,660,000	425,000	1.5	0.9	0.0	0.0
Total	14,379,000	10,663,000	-25.8	40,264,000		35.7	59.2	14.7	17.4
State	97,575,000	61,453,000	-37.0						

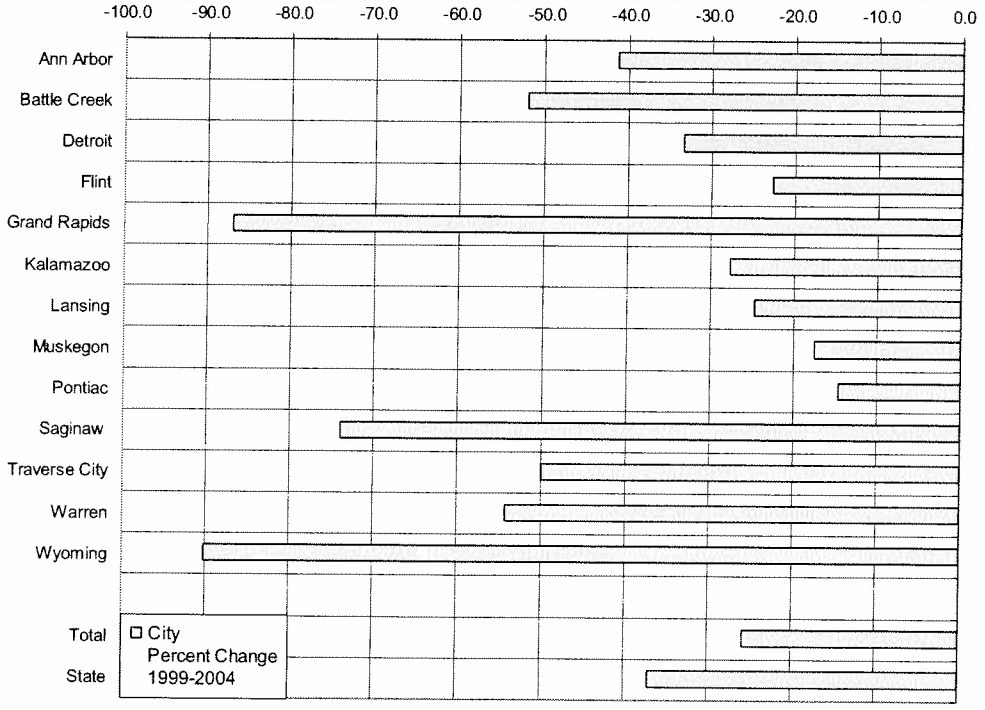
Source: US EPA: Toxic Release Inventory (TRI) Program
Note: The TRI is a database that contains detailed information on nearly 650 chemicals and chemical categories that industrial and other facilities manage through disposal or other releases, recycling, energy recovery, or treatment. The data are collected from industries including manufacturing, metal and coal mining, electric utilities, commercial hazardous waste treatment, and other industrial sectors.

On-site releases have declined in most cities, but not as rapidly as the state total.

On-site disposal or other releases include emission to the air, discharge to bodies of water, disposal at the facility to the land, and disposal in underground injection wells.

On-site releases increased in Warren and Lansing.

Wyoming and Grand Rapids saw declines of almost 90 percent in on-site releases.



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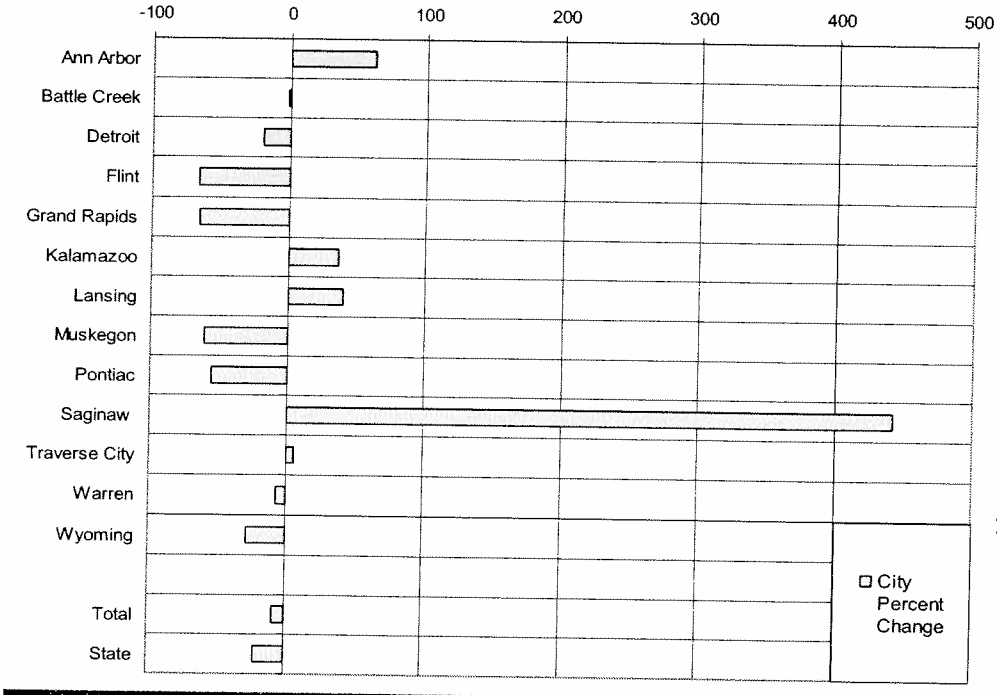
Toxic Release Inventory, Transfers 1999 and 2004
Off-site releases and off-site disposal

	City 1999	City 2004	Percent Change	County 1999	County 2004	City as Percent of County 1999	City as Percent of County 2004	City as Percent of State 1999	City as Percent of State 2004
Ann Arbor	8,000	13,000	62.5	1,551,000	681	0.5	1.9	0.0	0
Battle Creek	464,000	459,000	-1.1	6,674,000	12,487	7.0	3.7	0.1	0.2
Detroit	63,038,000	50,709,000	-19.6	138,045,000	94,524	45.7	53.6	19.2	19.8
Flint	1,653,000	563,000	-65.9	2,675,000	1,552	61.8	36.3	0.5	0.2
Grand Rapids	5,706,000	2,013,000	-64.7	10,024,000	2,817	56.9	71.5	1.7	0.8
Kalamazoo	30,816,000	42,171,000	36.8	31,638,000	42,216	97.4	99.9	9.4	16.5
Lansing	1,481,000	2,082,000	40.6	1,718,000	3,472	86.2	60.0	0.5	0.8
Muskegon	10,474,000	4,133,000	-60.5	11,614,000	4,870	90.2	84.9	3.2	1.6
Pontiac	2,679,000	1,209,000	-54.9	21,320,000	10,244	12.6	11.8	0.8	0.5
Saginaw	400,000	2,170,000	442.5	1,224,000	2,312	32.7	93.9	0.1	0.8
Traverse City	5,437,000	5,763,000	6.0	5,437,000	5,763	100.0	100.0	1.7	2.3
Warren	1,669,000	1,559,000	-6.6	9,651,000	9,996	17.3	15.6	0.5	0.6
Wyoming	96,000	69,000	-28.1	10,024,000	2,817	1.0	2.4	0.0	0
Total	123,921,000	112,913,000	-8.9	251,595,000	193,751	49.3	58.3	37.8	44.2
State	327,667,000	255,484,000	-22.0						

Source: US EPA: Toxic Release Inventory (TRI) Program

Note: The TRI is a database that contains detailed information on nearly 650 chemicals and chemical categories that industrial and other facilities manage through disposal or other releases, recycling, energy recovery, or treatment. The data are collected from industries including manufacturing, metal and coal mining, electric utilities, commercial hazardous waste treatment, and other industrial sectors.

Toxic release transfer amount declined in most cities.



An off-site disposal or other release is a discharge of a toxic chemical to the environment that occurs as a result of a facility's transferring a waste containing a TRI chemical off-site for disposal or other release.

While transfers of toxic chemicals declined by nearly 9 percent in cities, cities lagged the State decline of 22 percent, and the overall county decline of more than 23 percent.

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Toxic Release Inventory, Combined On-Site Releases and Transfers 1999 and 2004

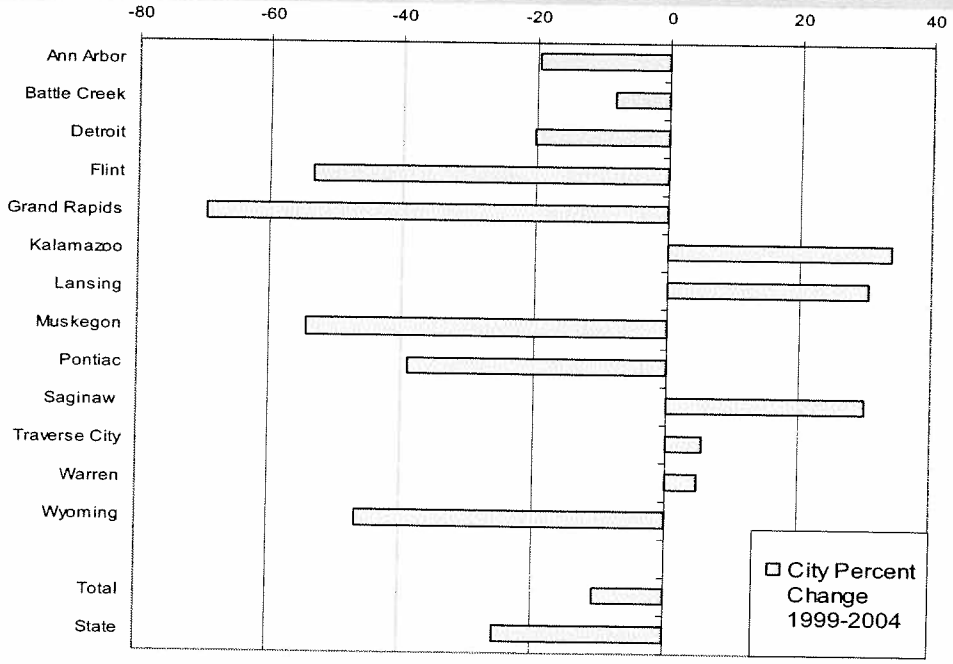
	City 1999	City 2004	Percent Change	County 1999	County 2004	City as Percent of County 1999	City as Percent of County 2004	City as Percent of State 1999	City as Percent of State 2004
Ann Arbor	38,000	31,000	-19.4	1,832,000	797,000	2.1	3.8	0.0	0.0
Battle Creek	537,000	494,000	-8.0	7,044,000	12,552,000	7.6	3.9	0.1	0.2
Detroit	65,453,000	52,320,000	-20.1	156,722,000	101,549,000	41.8	51.5	15.4	16.5
Flint	2,324,000	1,082,000	-53.4	4,522,000	2,117,000	51.4	51.1	0.5	0.3
Grand Rapids	7,255,000	2,216,000	-69.5	12,684,000	3,242,000	57.2	68.4	1.7	0.7
Kalamazoo	32,321,000	43,260,000	33.8	33,154,000	43,306,000	97.5	99.9	7.6	13.6
Lansing	4,047,000	5,282,000	30.5	4,316,000	6,789,000	93.8	77.8	1.0	1.7
Muskegon	12,237,000	5,587,000	-54.3	13,426,000	6,352,000	91.1	88.0	2.9	1.8
Pontiac	4,422,000	2,700,000	-38.9	26,183,000	12,289,000	16.9	22.0	1.0	0.9
Saginaw	1,987,000	2,584,000	30.0	2,848,000	2,738,000	69.8	94.4	0.5	0.8
Traverse City	5,482,000	5,785,000	5.5	5,482,000	5,785,000	100.0	100.0	1.3	1.8
Warren	2,060,000	2,162,000	4.9	10,962,000	11,013,000	18.8	19.6	0.5	0.7
Wyoming	137,000	73,000	-46.7	12,684,000	3,242,000	1.1	2.3	0.0	0.0
Total	138,300,000	123,576,000	-10.6	291,859,000	211,771,000	47.4	58.4	32.5	39.0
State	425,242,000	316,937,000	-25.5						

Source: US EPA: Toxic Release Inventory (TRI) Program
Note: The TRI is a database that contains detailed information on nearly 650 chemicals and chemical categories that industrial and other facilities manage through disposal or other releases, recycling, energy recovery, or treatment. The data are collected from industries including manufacturing, metal and coal mining, electric utilities, commercial hazardous waste treatment, and other industrial sectors.

While transfers of toxic chemicals declined by over 10 percent in cities, cities lagged the state decline of 25 percent, and the overall county decline of more than 27 percent.

Grand Rapids had the largest overall decline, almost 70 percent.

Saginaw, Lansing, and Kalamazoo increased by more than 30 percent.



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Parks and Open Space, 2000-2005

Parks and recreation expenditures often serve as a harbinger of municipal financial distress, insofar as parks and recreation activities are not considered essential governmental services.

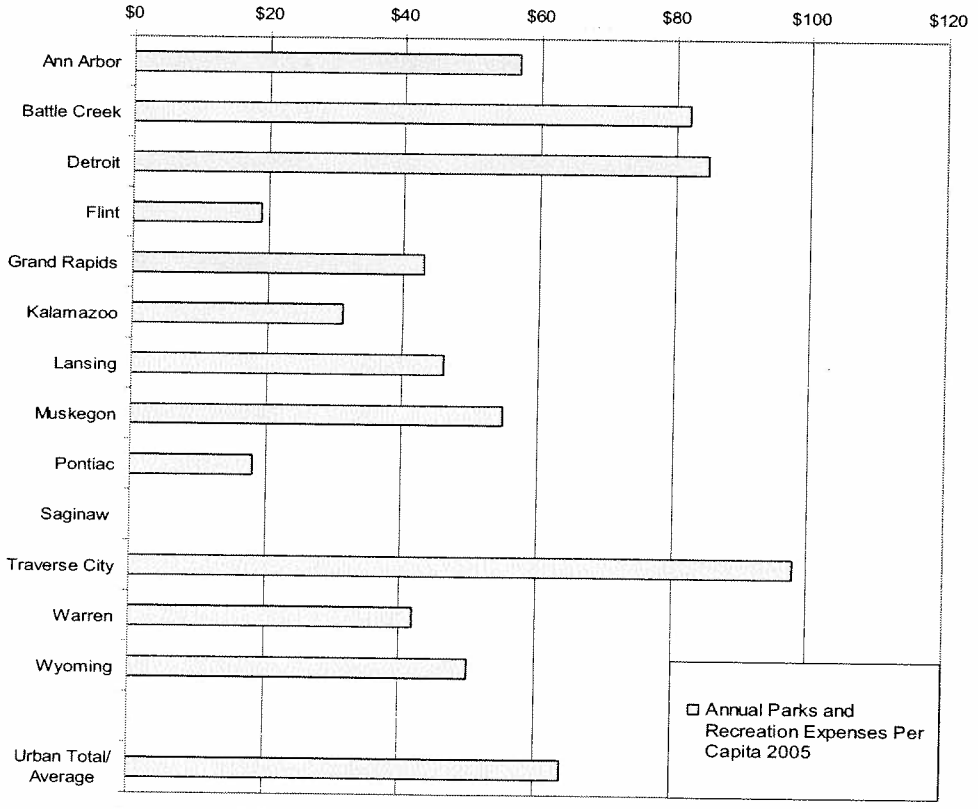
	Number of Parks 2005	Total Parks and Open Space Acreage 2005	Parks and Recreation Expenditures 2005	Annual Parks and Recreation Expenses Per Capita 2005
Ann Arbor	153	2055	$6,485,021	$57
Battle Creek	29	1670	4,349,374	82
Detroit	391	5863	75,145,000	85
Flint	67	1836	2,304,736	19
Grand Rapids	68	1461	8,284,517	43
Kalamazoo	50	600	2,278,962	31
Lansing	108	2317	5,333,016	46
Muskegon	63	650	2,197,276	55
Pontiac	24	332	1,201,508	18
Saginaw	36	600	62,195*	NA
Traverse City	N/A	1,300+	1,424,539	98
Warren	24	310	5,643,662	42
Wyoming	20	650	3,513,284	50
Urban Total/Average			$116,959,387	$64

SOURCE: Certified Annual Financial Reports

*Saginaw does not disaggregate expenses associated with building and grounds maintenance, so any such expenses associated with parks and recreation are not included here.

Note: Ann Arbor, Detroit, Grand Rapids, Muskegon Saginaw and Wyoming include cultural activities in Parks and Recreation Expenditures.

Traverse City had the highest per capita expenses on parks and recreation.



Traverse City had the highest per capita expenses on recreation, followed by Detroit, Battle Creek, and Muskegon.

Detroit accounted for 64 percent of all park and recreation expenditures.

Data for Saginaw are incomplete.

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A Note on Methods and Sources

Selecting the Cities

While the thirteen cities selected represent only a small fraction of Michigan's metropolitan areas, they can be considered representative of Michigan's cities as a whole: Ann Arbor, Battle Creek, Detroit, Flint, Grand Rapids, Kalamazoo, Lansing, Muskegon, Pontiac, Saginaw, Traverse City, Warren, and Wyoming.

Four of the cities included in this report are considered large—Detroit, Grand Rapids, Flint, and Lansing. Two, Wyoming and Warren, are independent cities that are in large metropolitan areas. Finally, seven of the cities selected represent Michigan's geographic diversity, including Ann Arbor, Battle Creek, Kalamazoo, Muskegon, Pontiac, Saginaw, and Traverse City.

The Data and its Manipulation

In preparing this report, great care was taken to ensure the accuracy of the data. To facilitate that end, all data presented in this report are from federal, state, and local government agencies, with the exception of some municipal bond ratings which were taken from Standard and Poor's and Moody's. There are some derived data in this report; those that exist are specifically noted. Averages, unless otherwise stated, are weighted to account for the relative populations of each of the thirteen cities.

Limitations of the Data

While every effort was made to provide the most timely and accurate data, some data are simply unavailable for 2005. For example, the American Community Survey does not publish data for cities with populations below 65,000 in 2005. This meant that in the case of the four smallest cities in this report, (Battle Creek, Muskegon, Saginaw, and Traverse City) some data from 2000 or 2003 were presented in place of 2005 data or county trends served as a proxy for city trends.* These instances are specifically noted. Finally, any and all data limitations are specifically cited in individual tables.

The American Community Survey

Much of the data in this report are from the American Community Survey (ACS). The ACS is a survey administered by the US Bureau of the Census, and serves as an alternative, expanded source of intercensal information. Before the (limited) start of ACS in the late 1990s, projections of various official census figures were the sole source of intercensal information. The ACS broadened the universe of intercensal information, and using sophisticated sample design, offers the user a source of primary research data to broaden understanding of intercensal dynamics. However, the data are based on samples and there are limitations to its accuracy.

A full description of ACS methodology can found at: http://www.census.gov/acs/www/UseData/Accuracy/Accuracy1.htm

A Note on the Sources

As was previously stated, all of the data presented in this report were taken directly from federal, state, and local government agencies. While this data is publicly available, they are not always readily accessible. As part of MIHELP's outreach mission, all data from this report is now available online at www.mihelp.org.

*The combined population of Battle Creek, Muskegon, Saginaw, and Traverse City represents approximately 8.6 percent of the total population of the thirteen cities in this report.

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About the Contributors

Soji Adelaja

is the John A. Hannah Distinguished Professor in Land Policy and Founding Director of the Land Policy Institute at Michigan State University. Dr. Adelaja is the founder of MIHELP, as well as the Consortium's director. He holds joint faculty appointments in the departments of Agricultural Economics; Geography; and Community, Agricultural and Recreational Resource Studies (CARRS). Dr. Adelaja previously served as the Executive Dean of Agriculture and Natural Resources, Dean of Cook College, Executive Director of the New Jersey Agricultural Experiment Station and Director of Rutgers Cooperative Extension at Rutgers University. He was also the Founding Director of a number of institutes and programs, including the Food Policy Institute, the Food Innovation Center, the Ecopolicy Center, and the Agricultural Policy Research Group, all at Rutgers University.

Dr. Adelaja is a renowned team builder and widely recognized for his ability to direct faculty expertise toward pressing issues facing government and industry, and for developing and managing numerous university-public partnerships in the areas of public policy and industry development. He is internationally renowned for his work in land use policy, agricultural policy at the urban fringe, emerging market structures, innovation transfer for economic development, strategic growth, and food industry development. His research helped shape many policy initiatives, including New Jersey's $40 million Agricultural Economic Recovery and Development Initiative (AERDI), 1998 Right to Farm Legislation, the Garden State Preservation Trust, the New Jersey State Development and Redevelopment Plan, and the Millennium Viability Initiative. Dr. Adelaja is widely published in leading journals and is the author of numerous policy reports in land use and industry development. He has sat on the boards of various companies and on various state commissions, advisory committees, and task forces. He also served as Special Policy Advisor to the New Jersey Secretary of Agriculture. He has received numerous excellence awards from higher education, state governments and national organizations. Dr. Adelaja received his BS degree from the Pennsylvania State University, dual Master's degrees in Agricultural Economics and in Economics from West Virginia University, and a Ph.D. in economics from West Virginia University.

William Rustem

is president of Public Sector Consultants, a for-profit public policy research and communications firm. He previously served as Gov. William G. Milliken's chief environmental advisor and interim director of the state Toxic Substances Control Commission. Following his service with the State of Michigan, Mr. Rustem became the first executive director of the Center for the Great Lakes in Chicago and then joined the Michigan United Conservation Clubs as director of development. Mr. Rustem acquired special expertise in issue campaigns as he coordinated the 1976 "bottle bill" petition drive and campaign, co-chaired the 1980 campaign to shift education funding from the property tax to other sources, and coordinated the 1984 statewide campaign for the constitutional amendment creating a Michigan Natural Resources Trust Fund.

As the firm's senior consultant for environmental and recreation projects and research, Mr. Rustem chaired the committee to recommend how to reorganize the Michigan Department of Natural Resources, directed development of the "Buy Recycled" campaign for the state, and coordinated a series of studies advocating additional boating facilities in Michigan. He also conducted an EPA-funded study of environmental risks in Michigan administered by the Michigan Department of Natural Resources. In addition to his work on environmental matters, Mr. Rustem is the principal coordinator of the firm's work with a major foundation in its national project to assist its grantees in responding to the transfer of domestic program authority from the federal to state governments. Mr. Rustem received his BS in social science and an MS in resource development from Michigan State University. He is an adjunct faculty member in the department of Community, Agricultural and Recreational Resource Studies (CARRS) at Michigan State University.

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Gary Sands

is Associate Professor of Urban Planning and former chair of the Department of Geography and Urban Planning at Wayne State University. He has been a member of the faculty at Wayne for more than 30 years and has been an adjunct faculty at the University of Windsor (Ontario) since 1989. He is also president of Development Research Associates, Inc.

Sands has worked extensively with community-based organizations, local governments, and private developers on various development issues. He assisted the staff of the Michigan Land Use Leadership Council and presently works with the Michigan Suburbs Alliance on certification of Redevelopment Ready Communities. He has consulted with the Michigan State Housing Development Authority on housing markets and policy issues for more than two decades. Sands has authored three books and the chapter on Land Use in *Michigan at the Millennium* as well as numerous journal articles and technical reports. He is member of the American Institute of Certified Planners. Dr. Sands has a doctorate in Housing and Public Policy from Cornell University and a Master of Urban Planning and a BA in History from Wayne State University.

Richard Jelier

is Associate Professor in the School of Public and Nonprofit Administration at Grand Valley State University who joined the faculty in the fall of 1995. He received a dual Ph.D. from Michigan State University in Political Science-Urban Studies with concentrations in urban studies, public policy and administration and American politics. Dr. Jelier currently teaches Metropolitan Politics and Administration and Economic Development at the graduate level and Local Politics and Administration, Community Analysis and Comparative and International Administration at the undergraduate level. He was co-director and instructor of the London Urbanization summer program in 1999 and created, directs and instructs the Public Affairs and Planning summer program in Australia 2000 to 2007. Dr. Jelier successfully initiated a full university to university partnership between GVSU and Macquarie University in Australia that was signed by the universities in 2006.

Dr. Jelier's research and service remains active in planning, economic development and urban and community affairs. He currently serves (2005-2008) on the Educational Advisory Committee for the State of Michigan's Cool Cities Initiative. He served as chairperson of the Urban Committee - United Growth for Kent County and was GVSU's liaison to the Grand Valley Metro Council. He was co-principal investigator of a two-year Dyer-Ives Neighborhood Initiative Study. Dr. Jelier served as a research fellow and instructor at Kingston University, London, during his 2002 sabbatical. In the last two years he has presented scholarly papers at the Urban Affairs Association, The Public Administration Theory Conference, the Midwest Academy of Management, and the European Urban Research Association. His recent book chapter, Jelier, et al. 2005, "United Growth: Rural and Urban Land Use Strategy in West Michigan" appears in Wiewel and Knapp (eds.) *Partnerships for Smart Growth: University-Community Collaboration for Better Public Places.* New York: M.E. Sharpe. His publications have appeared in *Urban Education, Urban Affairs Review, the Journal of Public Affairs Education* and *The International Journal of Economic Development.*

Jeff Horner

is Lecturer in Urban Studies in the Department of Geography and Urban Planning, and Interim Director of the Urban Studies Program at Wayne State University. He has been at Wayne State full time since 2005, and part time since 2000. Mr. Horner also has part-time teaching experience at the Lawrence Institute of Technology. He has taught upper and lower level undergraduate courses in planning and urban studies, as well as graduate research and quantitative methods courses. In addition to professional planning and consulting experience, Mr. Horner has worked as a grant administrator at Wayne State and as a Research Associate at the Citizens Research Council of Michigan.

Mr. Horner's research includes the Detroit Empowerment Zone Field Group Assessment (with Robin Boyle and Michael Montgomery), a series of assessment papers pertaining to the formation and progress of Detroit's Empowerment Zone Strategic Plan, under subcontract to the Rockefeller Institute and the US Department of Housing and Urban Development (1997), and Analysis of Impediments to Fair Housing in the City of Detroit (with Gary Sands), a comprehensive report to HUD performed under contract with the City of Detroit (1998). Mr. Horner has also co-authored publications in the Journal of the American Planning Association and the Journal of Housing Research. He is member of the American Institute of Certified Planners. Mr. Horner holds a Masters Degree in Urban Planning from Wayne State, and a BA in Political Science from Adrian College.

Rex LaMore

is State Director of the Michigan State University's Community Economic Development Program and a member of the faculty of the Urban and Regional Planning Program in the newly established School of Planning, Design and Construction at MSU. Dr. LaMore teaches ethics, urban policy and co-supervises the capstone practicum courses in the Urban and Regional Planning Program. Dr. LaMore has over 25 years of experience in Community and Economic Development and has focused his career on the unique challenges of revitalizing distressed communities.

Dr. LaMore provides leadership in a number of research and outreach activities designed to create jobs and improve the quality of life in distressed communities. His current research is focused on Michigan's "knowledge economy and creative communities" where he and a team of scholars at MSU have developed a knowledge economy index for Michigan's counties and municipalities. Dr. LaMore has authored numerous publications on community and economic development, including a recent article for the National Science Foundation on the potential effects of technology on the development of social capital by community based affordable housing organizations.

As the architect of the 1992 Outreach Partnership Act with Senator Don Riegle of Michigan, Dr. LaMore's work has affected the nature of University/Community partnerships nationwide. In 1995 he was the national recipient of the Community Development Society's Distinguished Service Award, in recognition of his leadership and sustained commitment to excellence in community development. Dr. LaMore received his B.S. and M.S. degrees at Michigan State University and his Ph.D. from the University of Michigan.

Jason M. Mayland

is the coordinator of Special Initiatives for the Land Policy Institute. In that respect, he has coordinated the activities of the MIHELP Consortium. Mr. Mayland has a strong background working with coalitions and managing special projects, as well as coordinating special outreach initiatives. His background in public policy is quite extensive. As the John Boyer Memorial Scholarship Fellow between 2004-2005, Mr. Mayland spent ten months in Europe doing comparative analysis of local governments. This involved over 100 technical visits and interviews with 75 public and academic officials. Prior to 2004, Mr. Mayland managed a number of state and local political campaigns and assisted during the 2000 Presidential election recount in Florida. Mr. Mayland served in the United States Army and was deployed to Bosnia from 2002-2003. His interests in urban affairs includes extensive work with school districts in both Pennsylvania and Michigan. He holds a Bachelor's degree in History and Government from Franklin and Marshall College in Lancaster, Pennsylvania and a Master's degree in Governmental Administration from the University of Pennsylvania.

Faron Supanich-Goldner

is a community development specialist at the MSU Community and Economic Development Program. Over the past ten years, Mr. Supanich-Goldner has been responsible for numerous local and statewide initiatives conducting applied research, training and technical assistance, networking, and capacity building in a variety of communities and organizations. His current priorities involve providing staff assistance to the Urban Core Mayors of Michigan, and leading a research and capacity building initiative to identify and meet professional development and training needs for effective economic development practice in the global knowledge economy. Past projects have addressed issues of affordable housing, community health, and the digital divide.

Mr. Supanich-Goldner also teaches an undergraduate course on social welfare policy in the MSU School of Social Work, and is involved in the State of Michigan's Cool Cities Initiative. Mr. Supanich-Goldner has a Bachelor of Arts (Philosophy) and Master of Social Work degrees (Social Work and Urban Studies) from Michigan State University.

Amy Spray

is a consultant for natural resources at Public Sector Consultants. She conducts research for the firm and its clients, assists in developing proposals and writing reports, and edits and maintains three of the firm's project-based websites. She is assistant manager for People and Land (PAL), overseeing its daily operations and providing grant-management services, and also supports the Michigan Economic and Environmental Roundtable (MEER) in its effort to bring together diverse stakeholders to develop consensus findings and policy recommendations regarding sustainable development. She served as staff to the Michigan Land Use Leadership Council, the Lt. Governor's Commission on Higher Education and Economic Growth, and the Michigan Renewable Fuels Commission and assisted in developing background material, meeting preparation, and report writing, as well as coordinating with the state departments to summarize public comments and provide logistical support.

Ms. Spray holds a BS from the Lyman Briggs School in environmental science and management and a second major in resource development-environmental studies and applications, both from Michigan State University.

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